H2

2025 RESIDENTIAL MARKET REPORT 1-3 FAMILY HOMES

BROOKLYN

Brown Harris Stevens THE Craft OF Research

314 FENIMORE STREET

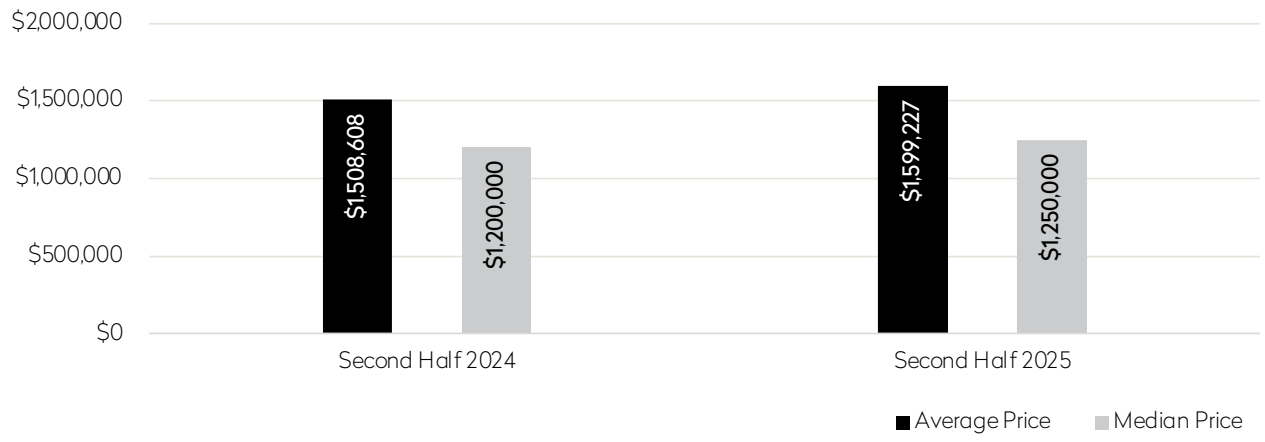
SECOND HALF 2025

All Brooklyn

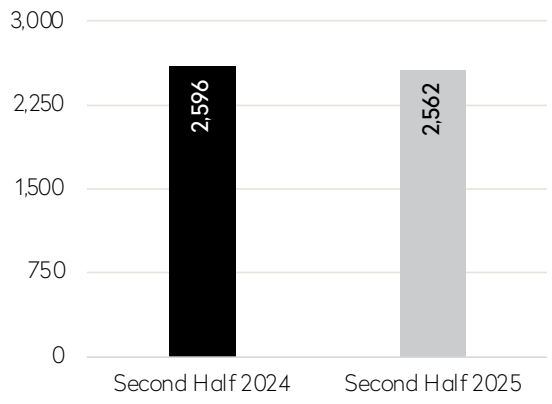
1-3 Family Homes

- The average price rose 6% over the past year to $1,599,227.
- Sales were down slightly from the second half of 2024.

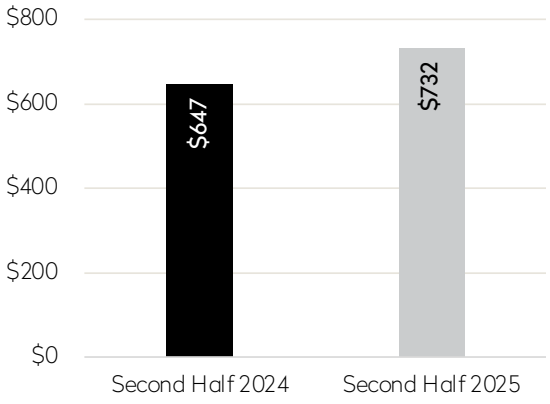
AVERAGE & MEDIAN SALES PRICES



NUMBER OF CLOSINGS



AVERAGE PRICE PER SQUARE FOOT



SECOND HALF 2025

Brooklyn

1–3 Family Homes

BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL & DUMBO

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$4,701,526	$4,025,000
Second Half 2025	$4,926,489	$4,287,521

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	86	$1,374
Second Half 2025	62	$1,485

- At $4,926,489, the average price was 5% above the prior year's level.
- The number of sales was 28% lower than in 2024's second half.

PARK SLOPE, SOUTH SLOPE & WINDSOR TERRACE

- Prices averaged $3,475,010, a 10% improvement compared to a year ago.
- Sales rose 19% over the past year to 106.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$3,160,522	$2,750,000
Second Half 2025	$3,475,010	$3,087,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	89	$1,105
Second Half 2025	106	$1,267

CLINTON HILL, FORT GREENE, NAVY YARD, PROSPECT HEIGHTS & VINEGAR HILL

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$3,062,434	$2,827,500
Second Half 2025	$3,577,867	$3,450,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	38	$997
Second Half 2025	45	$1,058

- The average price per square foot of $1,058 was 6% higher than the second half of 2024.
- There were 45 sales reported in the last six months of 2025, 18% more than a year ago.

SECOND HALF 2025

Brooklyn

1-3 Family Homes

BEDFORD-STUYVESANT, BUSHWICK, CROWN HEIGHTS, STUYVESANT HEIGHTS & WEEKSVILLE

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,568,555	$1,500,000
Second Half 2025	$1,723,142	$1,600,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	332	$597
Second Half 2025	327	$695

- The median price rose 7% from 2024's second half to $1,600,000.
- The number of sales was 2% lower than the previous year.

EAST WILLIAMSBURG, GREENPOINT, WILLIAMSBURG NORTH SIDE & WILLIAMSBURG SOUTH SIDE

- Sales prices averaged $1,060 per square foot, which was 13% higher than the second half of 2024.
- There were 6% fewer sales reported than a year ago.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$2,269,955	$2,266,938
Second Half 2025	$2,679,873	$2,600,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	82	$934
Second Half 2025	77	$1,060

DITMAS PARK, FARRAGUT, FISKE TERRACE, FLATBUSH, MIDWOOD, PROSPECT-LEFFERTS GARDENS, PROSPECT PARK SOUTH & WINGATE

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,429,587	$1,200,000
Second Half 2025	$1,639,407	$1,355,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	293	$622
Second Half 2025	313	$626

- The median price rose 13% over the past year to $1,355,000.
- This market experienced a 7% increase in sales over the past year.

SECOND HALF 2025

Brooklyn

1-3 Family Homes

BENSONHURST, BOROUGH PARK, KENSINGTON & MAPLETON

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,743,653	$1,599,000
Second Half 2025	$1,703,755	$1,625,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	250	$715
Second Half 2025	243	$706

- Sales prices averaged $1,703,755 in the second half of 2025, 2% less than a year ago.
- The number of sales also fell compared to a year ago.

BAY RIDGE, DYKER HEIGHTS, FORT HAMILTON, GREENWOOD HEIGHTS & SUNSET PARK

- At $1,531,321, the average price was 4% above last year's level.
- There were 9% fewer sales reported than in the second half of 2024.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,466,983	$1,375,000
Second Half 2025	$1,531,321	$1,480,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	275	$661
Second Half 2025	251	$728

COLUMBIA STREET WATERFRONT DISTRICT, GOWANUS & RED HOOK

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,738,832	$1,590,000
Second Half 2025	$2,126,229	$2,044,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	19	$907
Second Half 2025	24	$887

- Both the average and median sales prices posted strong increases over the past year.
- The number of sales also rose sharply, coming in 26% higher than in the second half of 2024.

SECOND HALF 2025

Brooklyn

1-3 Family Homes

BROWNSVILLE, CANARSIE, CITY LINE, EAST FLATBUSH, EAST NEW YORK, FLATLANDS, NEW LOTS, OCEAN HILL & STARRETT CITY

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$779,140	$750,000
Second Half 2025	$806,825	$800,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	552	$427
Second Half 2025	531	$443

- Prices averaged $443 per square foot in the second half of 2025, which was 4% higher than the prior year.
- The 531 reported sales in 2025's second half were 4% less than 2024's comparable period.

BATH BEACH, BERGEN BEACH, BRIGHTON BEACH, CONEY ISLAND, GERRITSEN BEACH, GRAVESEND, HOMECREST, MADISON, MANHATTAN BEACH, MARINE PARK, OLD MILL BASIN, SEA GATE, & SHEEPSHEAD BAY

- The average price posted a modest 2% improvement from the second half of 2024.
- Sales ticked up 1% over the past year to 583.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2024	$1,182,990	$980,000
Second Half 2025	$1,203,505	$990,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2024	580	$610
Second Half 2025	583	$599

1702 EAST 28TH STREET

Contact Us

SECOND HALF 2025

Residential Market Report 1-3 Family Homes

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