

Q2

2025
APARTMENT
MARKET
REPORT

BROOKLYN

Brown Harris Stevens THE Craft OF Research

Message from Bess Freedman

CEO of **Brown Harris Stevens**

The second quarter started on a rough note, as the President's new tariffs pushed stocks down sharply in the first week of April. Contrary to expectations, mortgage rates started rising at the same time. Typically, when the stock market corrects, investors shift money into bonds, which helps bring long-term rates down.

While the stock market began to recover when most of the new tariffs were paused, mortgage rates continued to tick up. The escalation of the conflict between Israel and Iran also added uncertainty to the housing market, especially when the U.S. bombed three Iranian nuclear sites.

Both the average and median prices for Brooklyn apartments in the second quarter were little changed from a year ago. Co-ops outperformed condos, posting a strong gain in their average price per room while condo prices dipped 1%. Rising mortgage rates helped bring the number of closings down 7% compared to the second quarter of 2024.

While there is still a lot of uncertainty out there—which includes the mayoral election—Brooklyn apartments have a long track record of steady appreciation during volatile times. And can you remember the last time any market had complete certainty?



BHSID 23487236

Q2

2025

ALL BROOKLYN

The average apartment price ticked up **1%** from a year ago to \$1,089,885.

Closings were **7%** lower than during the second quarter of 2024.

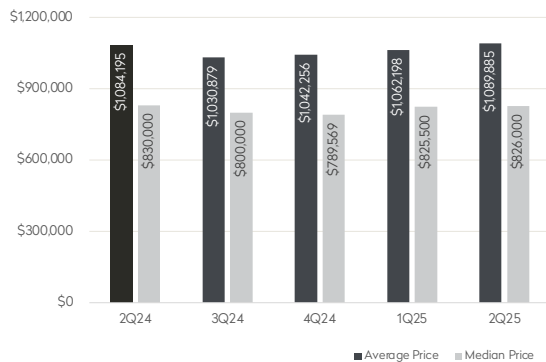


BHSID 23505224

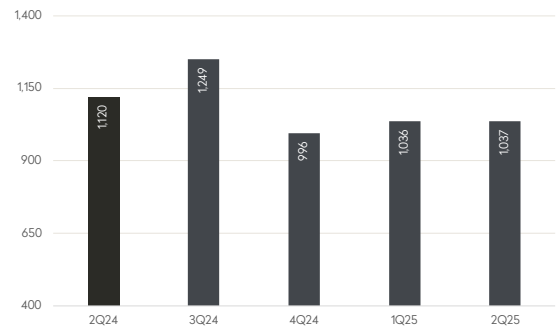


Cooperatives & Condominiums

Average and Median Sales Prices



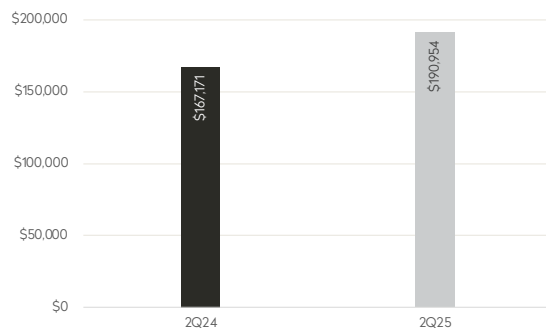
Number of Closings



To enable a fair comparison, only sales both closed and recorded during each quarter are included.

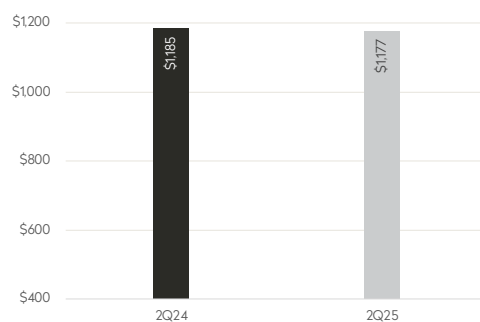
Cooperative

Average price per room



Condominium

Average price per square foot



* Includes new development and resale apartments. 2Q25 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

Q2

2025

BOERUM HILL

BROOKLYN HEIGHTS

CARROLL GARDENS

COBBLE HILL

DUMBO

Apartment prices averaged
\$1,851,733 in the second quarter,
2% less than a year ago.

Both the average co-op price per
room and average condo price per
square foot fell compared to 2Q24.



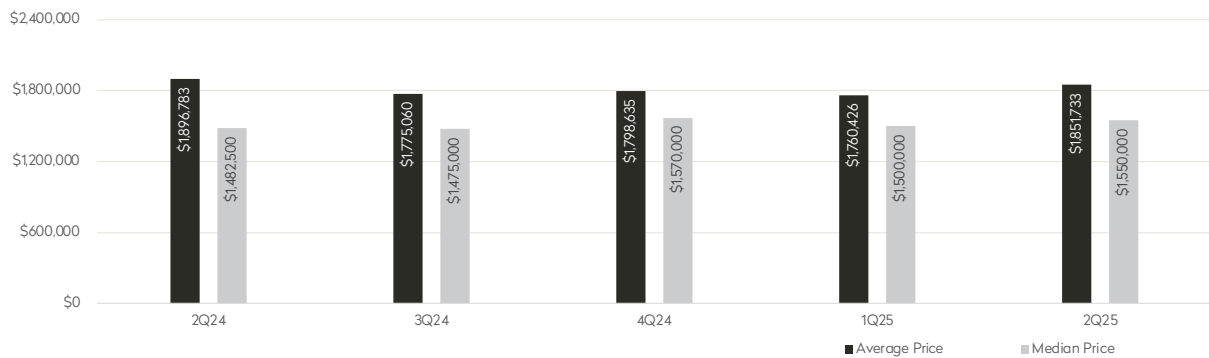
BHSID 23453212

Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill, & DUMBO



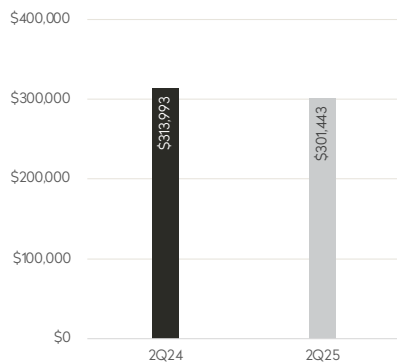
Cooperatives & Condominiums

Average and Median Sales Prices



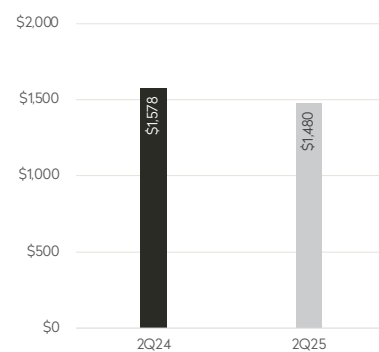
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

PARK SLOPE

SOUTH SLOPE

WINDSOR TERRACE

The average co-op price per room was **8%** higher than a year ago at \$273,443.

Condo prices averaged \$1,404 per square foot, which was slightly **HIGHER** than 2024's second quarter.



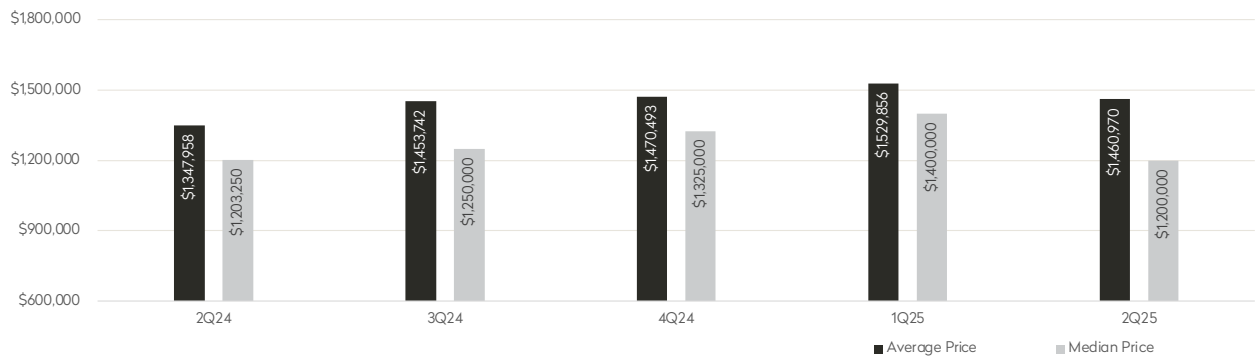
BHSID 23141251

Park Slope, South Slope, & Windsor Terrace



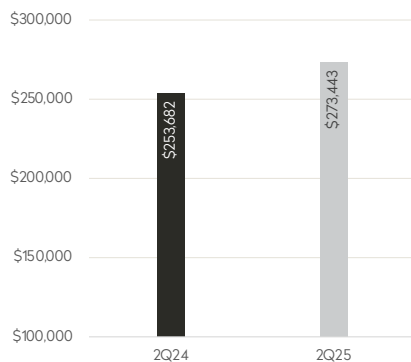
Cooperatives & Condominiums

Average and Median Sales Prices



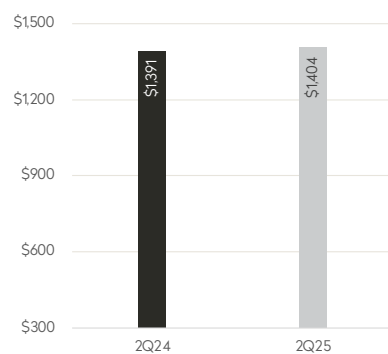
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

CLINTON HILL

FORT GREENE

BROOKLYN NAVY YARD

PROSPECT HEIGHTS

VINEGAR HILL

The median price rose **4%** over the past year to \$991,492.

Co-op prices averaged **9%** more per room than a year ago.

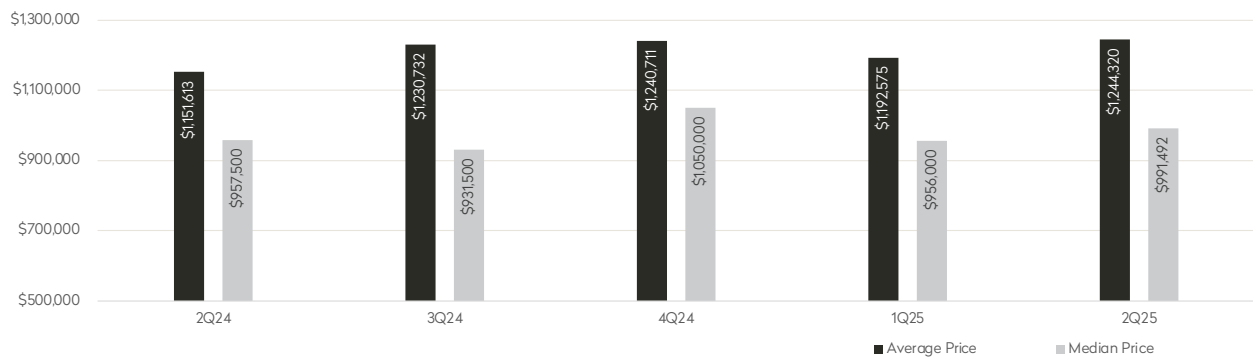


Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights, & Vinegar Hill



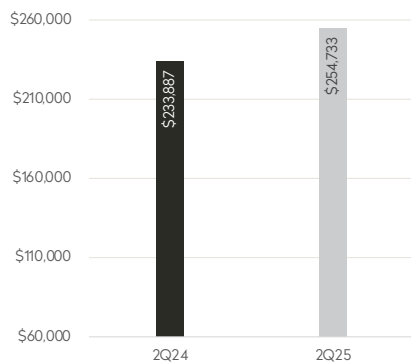
Cooperatives & Condominiums

Average and Median Sales Prices



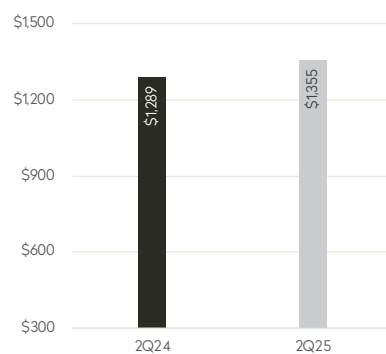
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

BEDFORD-STUYVESANT

BUSHWICK

CROWN HEIGHTS

STUYVESANT HEIGHTS

WEEKSVILLE

Strong **GAINS** were posted in both the average and median prices compared to the second quarter of 2024.



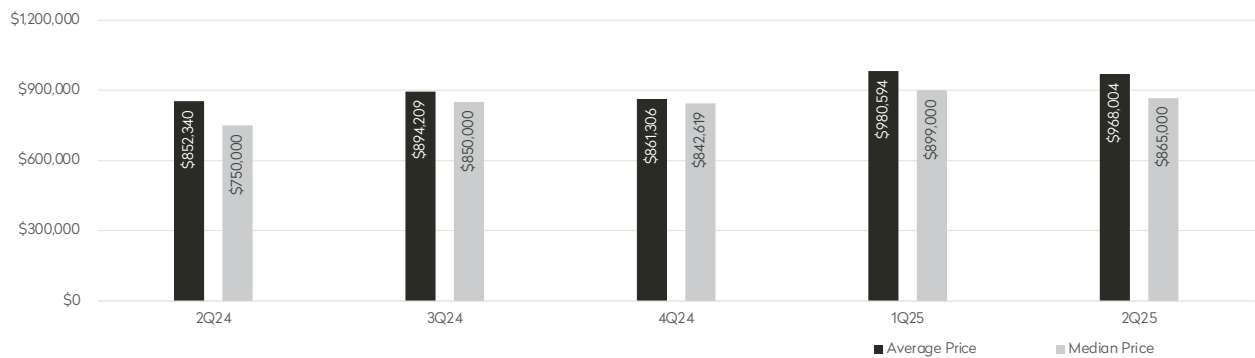
BHSID 23472590

Bedford-Stuyvesant, Bushwick, Crown Heights, Stuyvesant Heights, & Weeksville



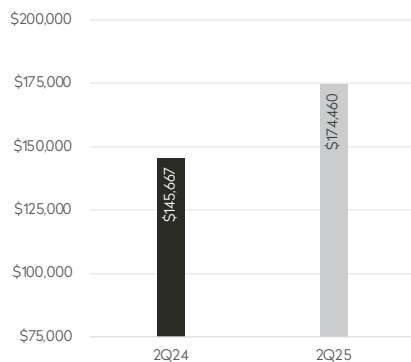
Cooperatives & Condominiums

Average and Median Sales Prices



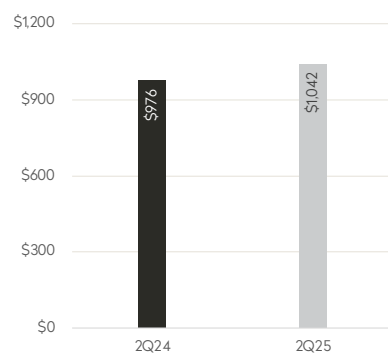
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

EAST WILLIAMSBURG

GREENPOINT

WILLIAMSBURG NORTH SIDE

WILLIAMSBURG SOUTH SIDE

The average price of \$1,577,034
was just **ABOVE** last year's level.

At \$1,425,550, the median price
was **5%** higher than 2024's
second quarter.



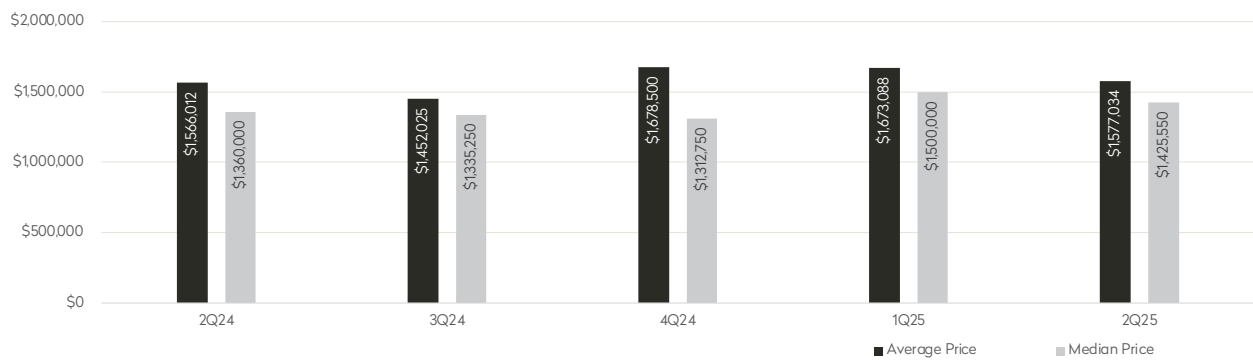
BHSID 23400870

East Williamsburg, Greenpoint, Williamsburg North Side, & Williamsburg South Side



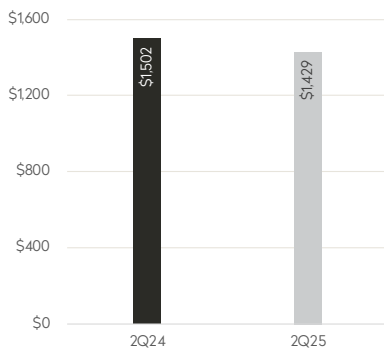
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q2

2025

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

A decline in new development closings helped bring the average apartment price down **9%** from a year ago.

The average co-op price per room was virtually unchanged from the second quarter of 2024.



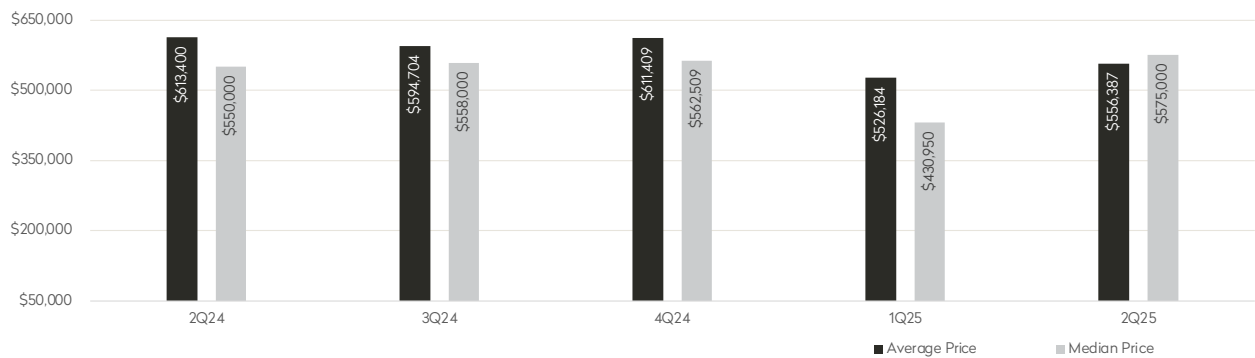
BHSID 23424032

Ditmas Park, Farragut, Fiske Terrace, Flatbush, Midwood,
Prospect-Lefferts Gardens, Prospect Park South, & Wingate



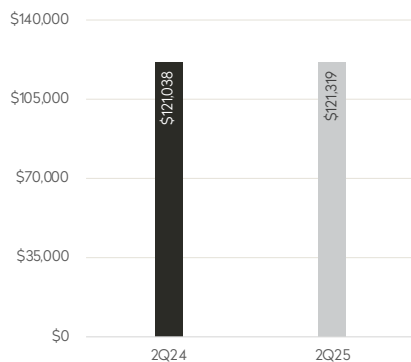
Cooperatives & Condominiums

Average and Median Sales Prices



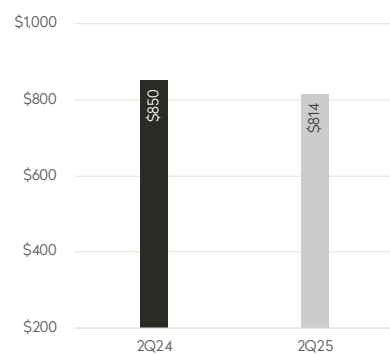
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

DOWNTOWN BROOKLYN

A high number of new development closings helped to inflate the 2Q24 average price in Downtown Brooklyn. Without similar sales this past quarter, it's not surprising that the average price was down sharply from a year ago.

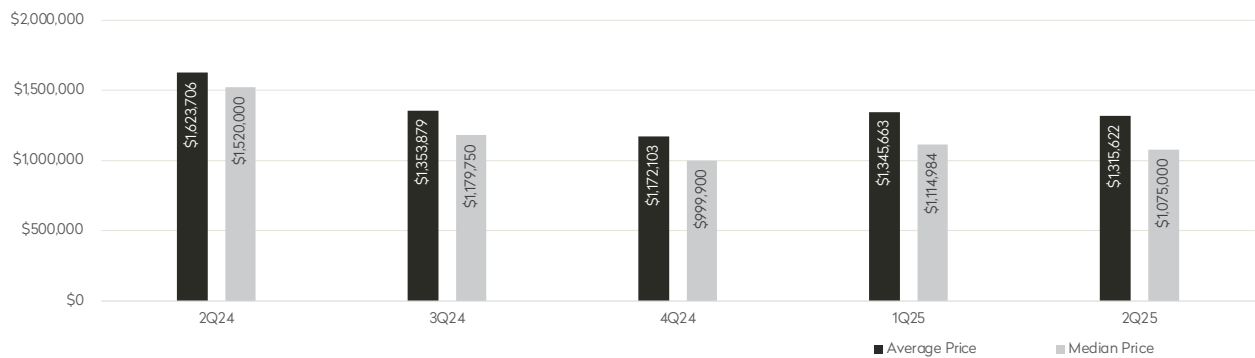


BHSID 23455225



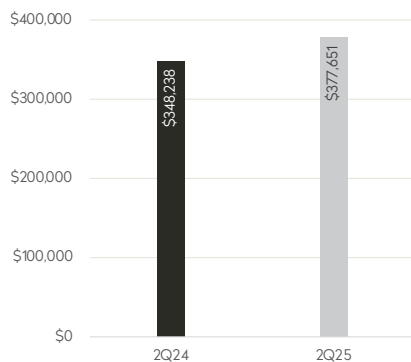
Cooperatives & Condominiums

Average and Median Sales Prices



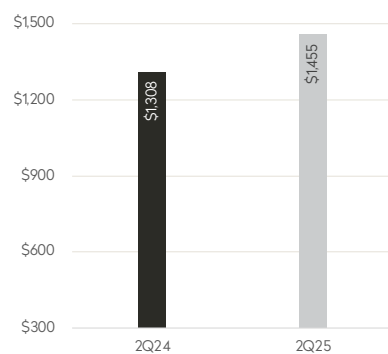
Cooperative

Average price per room



Condominium

Average price per square foot

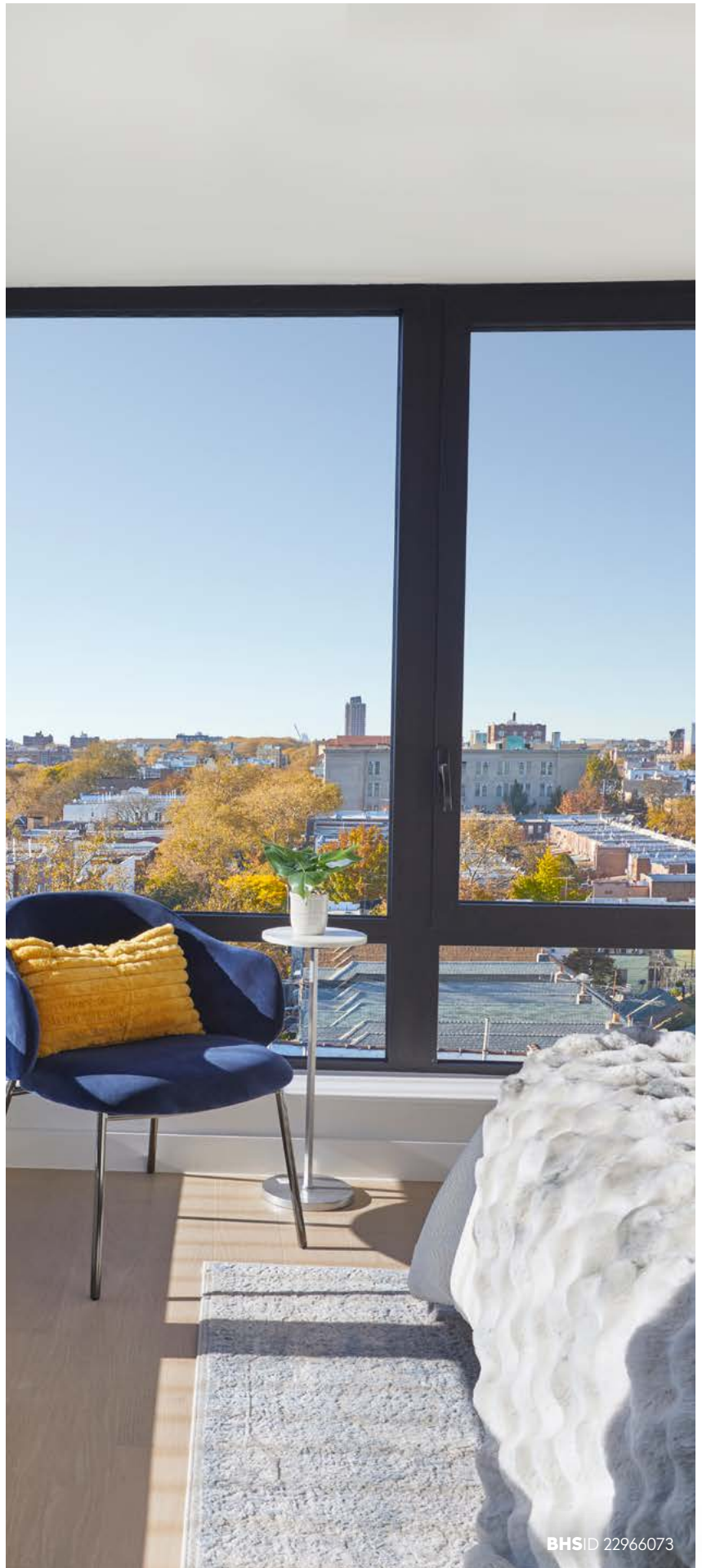


Q2

2025

BENSONHURST
BOROUGH PARK
KENSINGTON
MAPLETON

Both co-op and condo prices
posted sharp **INCREASES**
compared to a year ago.

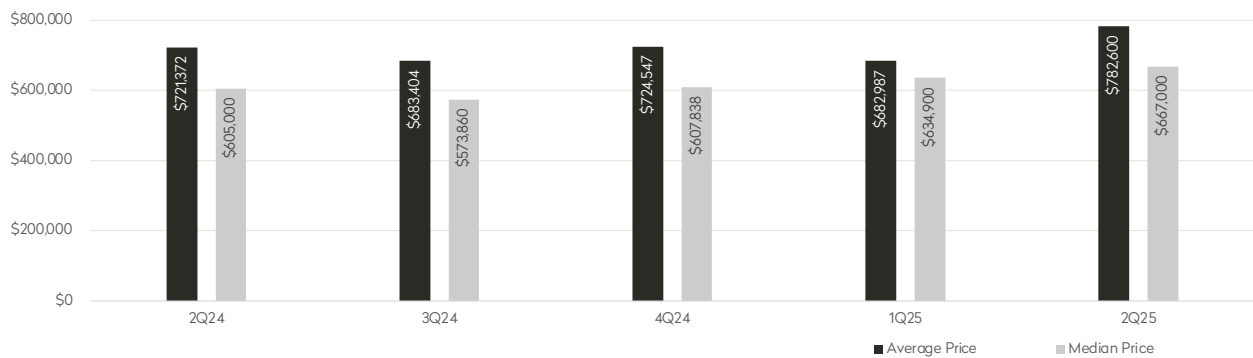


Bensonhurst, Borough Park, Kensington, & Mapleton



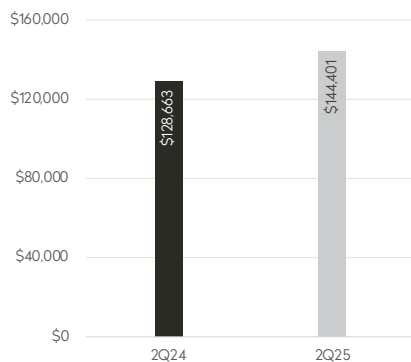
Cooperatives & Condominiums

Average and Median Sales Prices



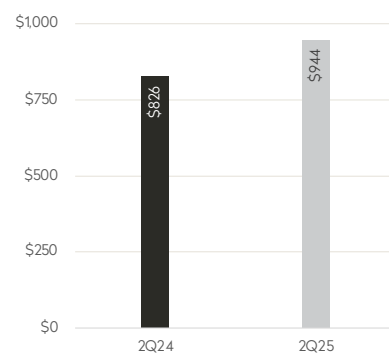
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

BAY RIDGE

DYKER HEIGHTS

FORT HAMILTON

GREENWOOD HEIGHTS

SUNSET PARK

Apartment prices averaged
\$626,682, **3%** less than last year's
comparable period.



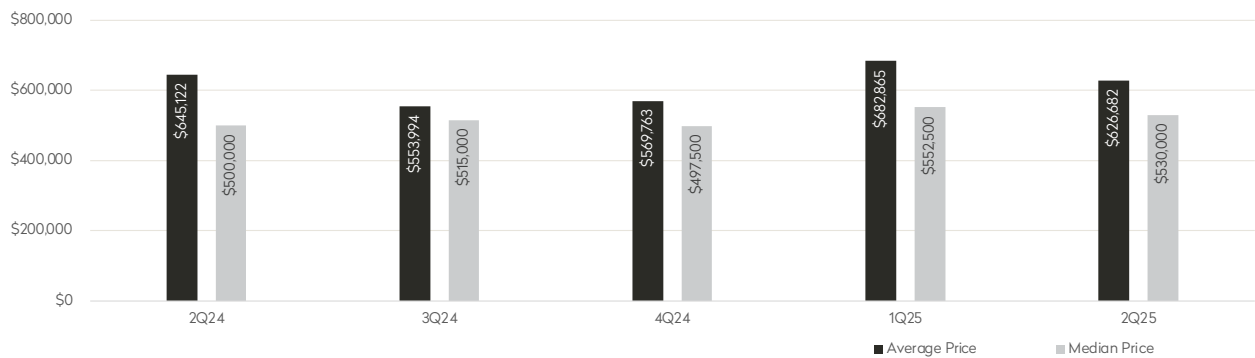
BHSID 23477744

Bay Ridge, Dyker Heights, Fort Hamilton, Greenwood Heights, & Sunset Park



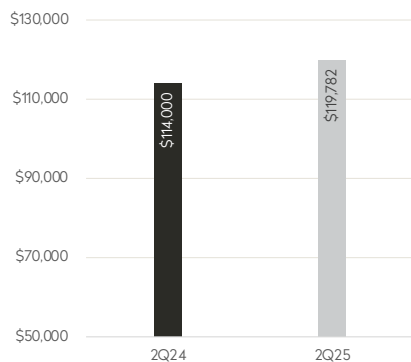
Cooperatives & Condominiums

Average and Median Sales Prices



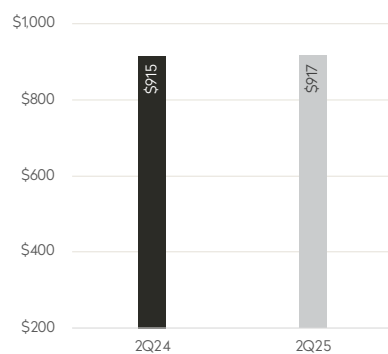
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

COLUMBIA STREET
WATERFRONT DISTRICT
GOWANUS
RED HOOK

The median apartment price was slightly lower than a year ago at \$1,507,500.



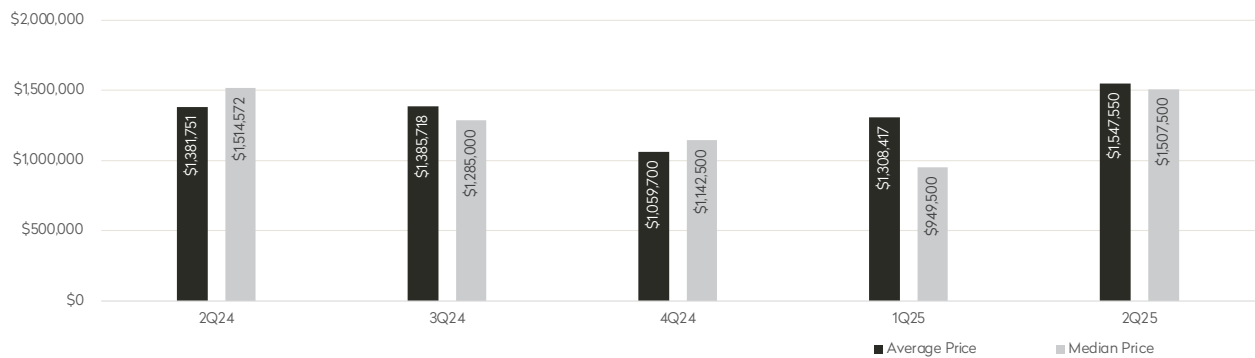
BHSID 23439632

Columbia Street Waterfront District, Gowanus & Red Hook



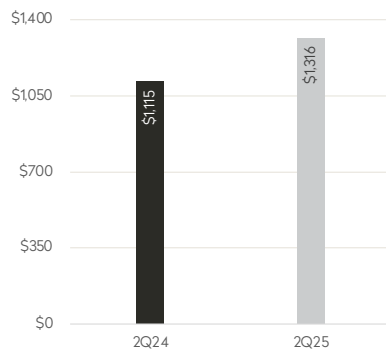
Cooperatives & Condominiums

Average and Median Sales Prices



Condominium

Average price per square foot



Q2

2025

BROWNSVILLE

CANARSIE

CITY LINE

EAST FLATBUSH

EAST NEW YORK

FLATLANDS

NEW LOTS

OCEAN HILL

STARRETT CITY

The average price fell **3%**
from a year ago to \$366,823.



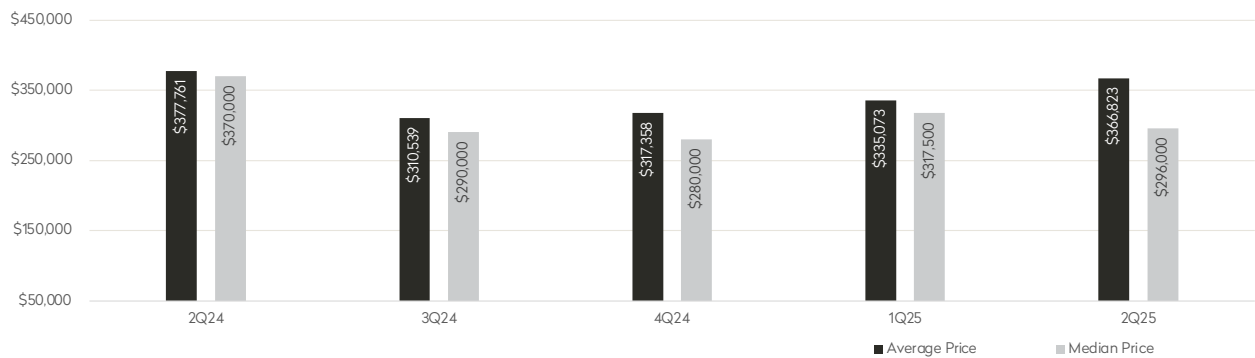
BHSID 23437735

Brownsville, Canarsie, City Line, East Flatbush, East New York,
Flatlands, New Lots, Ocean Hill & Starrett City



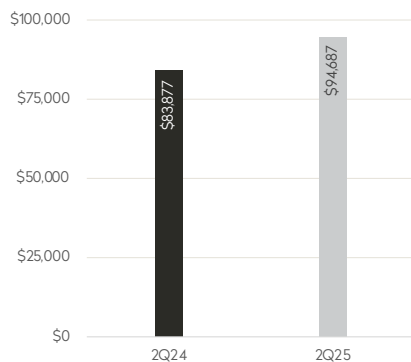
Cooperatives & Condominiums

Average and Median Sales Prices



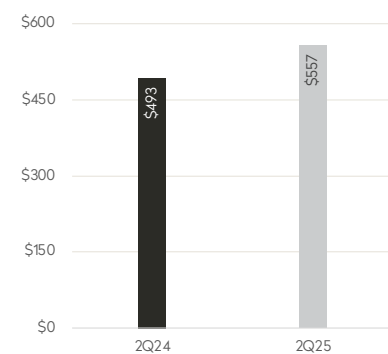
Cooperative

Average price per room



Condominium

Average price per square foot



Q2

2025

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

Both the average and median apartment prices posted declines compared to the second quarter of 2024.



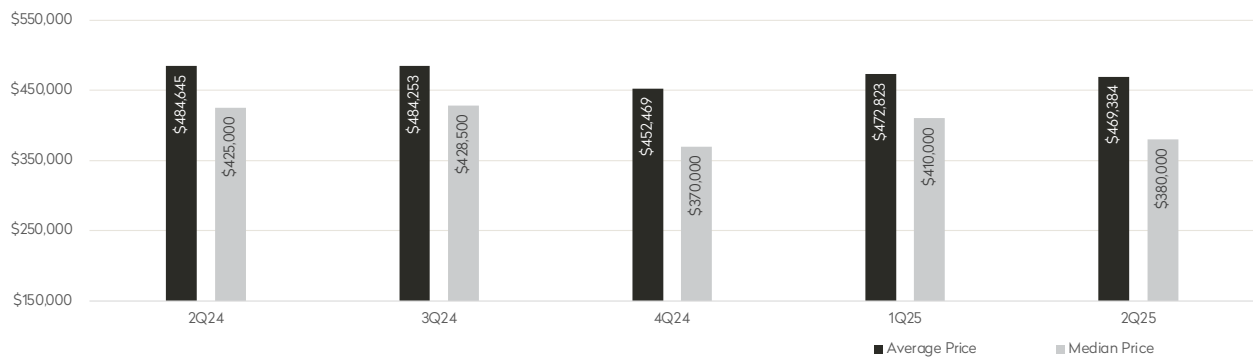
BHSID 23438026

Bath Beach, Bergen Beach, Brighton Beach, Coney Island, Gerritsen Beach, Gravesend, Homecrest, Madison, Manhattan Beach, Marine Park, Old Mill Basin, Sea Gate, & Sheepshead Bay



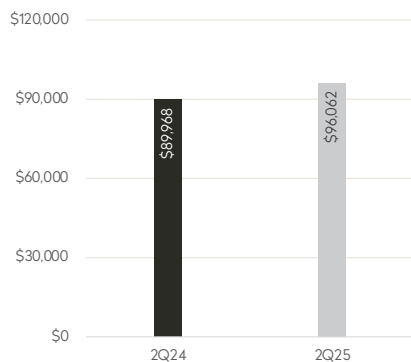
Cooperatives & Condominiums

Average and Median Sales Prices



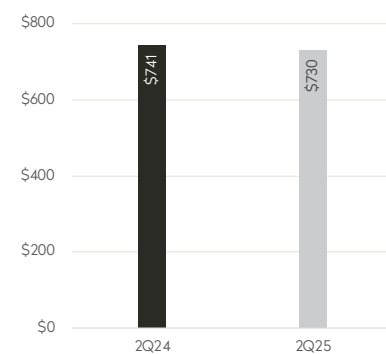
Cooperative

Average price per room



Condominium

Average price per square foot



Contact Us

SECOND QUARTER 2025

Residential Market Report

Brooklyn Heights

129 Montague Street
Brooklyn, NY 11201
718.875.1289

Development Marketing

451 West Broadway
New York, NY 10012
212-521-5757

Park Slope, 100 Seventh

100 Seventh Avenue
Brooklyn, NY 11215
718.230.5500

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

Park Slope, 160 Seventh

160 Seventh Avenue
Brooklyn, NY 11215
718.878.1960

Bay Ridge

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

BHS THE Craft OF Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

©2025 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.