



HI

2025 RESIDENTIAL MARKET REPORT 1-3 FAMILY HOMES

NY BOOK

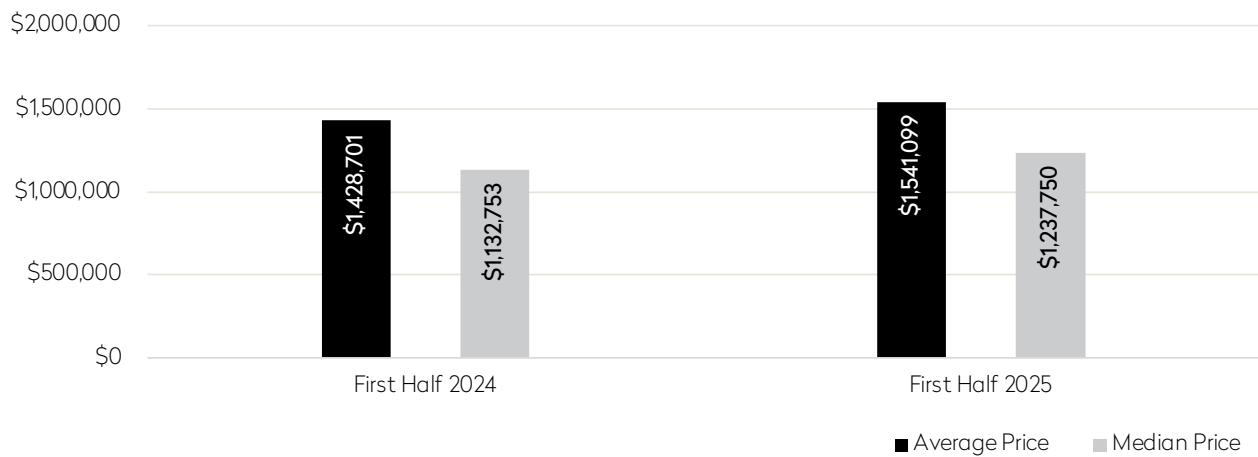
Brown Harris Stevens THE *Craft of Research*

All Brooklyn

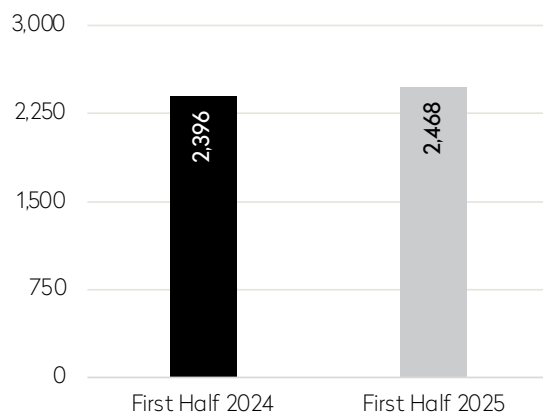
1-3 Family Homes

- 1-3 family home prices averaged \$1,541,099 in the first half of 2025; an 8% improvement compared to the previous year.
- The number of sales rose 3% from a year ago to 2,468.

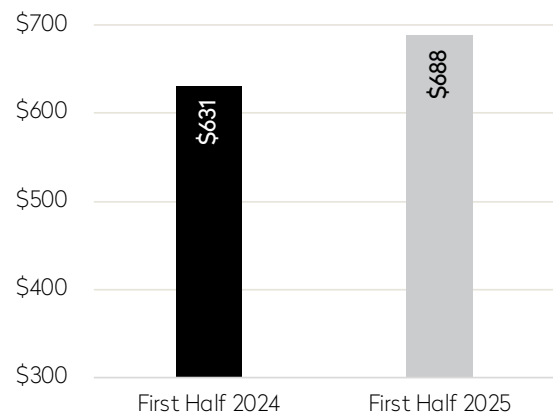
AVERAGE & MEDIAN SALES PRICES



NUMBER OF CLOSINGS



AVERAGE PRICE PER SQUARE FOOT



Brooklyn

1-3 Family Homes

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

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$4,904,154	\$4,330,500
First Half 2025	\$4,776,674	\$3,825,000

- The average price fell 3% over the past year to \$4,776,674.
- There were 12% more closings than 2024's first half.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	50	\$1,585
First Half 2025	56	\$1,566

PARK SLOPE, SOUTH SLOPE & WINDSOR TERRACE

- At \$2,762,500, the median price was 5% higher than a year ago.
- Closings rose 5% compared to the first half of 2024.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$2,963,645	\$2,621,125
First Half 2025	\$3,179,895	\$2,762,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	74	\$1,093
First Half 2025	78	\$1,214

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

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$3,295,436	\$3,147,500
First Half 2025	\$3,330,276	\$3,100,000

- The average price ticked up 1% to \$3,330,276.
- There were significantly more closings reported than a year ago.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	36	\$1,142
First Half 2025	52	\$1,129

Brooklyn

1-3 Family Homes

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

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,509,447	\$1,392,500
First Half 2025	\$1,656,916	\$1,500,000

- Prices averaged \$633 per square foot, which was 7% above last year's level.
- The market was slightly more active than in 2024's first half.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	342	\$593
First Half 2025	349	\$633

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

- The average price was 6% higher than during the first half of 2024.
- Closings rose 10% from a year ago to 64.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$2,394,594	\$2,350,000
First Half 2025	\$2,546,083	\$2,312,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	58	\$1,020
First Half 2025	64	\$1,170

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

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,424,630	\$1,120,000
First Half 2025	\$1,527,800	\$1,350,000

- Compared to a year ago, the average price was 7% higher at \$1,527,800.
- The number of closings was virtually unchanged from the first half of 2024.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	249	\$612
First Half 2025	250	\$653

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1-3 Family Homes

BENSONHURST, BOROUGH PARK, KENSINGTON & MAPLETON

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,624,608	\$1,550,000
First Half 2025	\$1,817,447	\$1,630,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	262	\$705
First Half 2025	269	\$711

- The median price rose 5% from 2024's first half to \$1,630,000
- With 269 closings, this area was 3% more active than a year ago.

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

- Prices averaged \$699 per square foot, which was 4% above last year's level.
- There were 6% fewer closings reported than during 2024's first half.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,399,121	\$1,325,000
First Half 2025	\$1,469,588	\$1,400,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	267	\$669
First Half 2025	251	\$699

COLUMBIA STREET WATERFRONT DISTRICT, GOWANUS & RED HOOK

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,899,474	\$1,780,000
First Half 2025	\$2,372,717	\$2,000,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	22	\$873
First Half 2025	25	\$1,128

- While steep gains were posted in both the average and median price compared to 2024's comparable period, this is a relatively small market that can experience large fluctuations in data.

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1-3 Family Homes

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

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$764,310	\$735,000
First Half 2025	\$796,894	\$780,000

- At \$796,894, the average price was 4% higher than a year ago.
- The median price posted a slightly larger increase, rising 6%.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	545	\$416
First Half 2025	528	\$438

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 number of sales was 11% higher than during the first half of 2024.
- At \$609, the average price per square foot was a 5% improvement from a year ago.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2024	\$1,166,223	\$972,000
First Half 2025	\$1,197,313	\$995,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2024	491	\$580
First Half 2025	546	\$609



Contact Us

FIRST HALF 2025

Residential Market Report 1-3 Family Homes

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BHS THE Craft OF Research

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