

Q2 2025

Brooklyn Market Report

COMPASS



265 6th Avenue
Courtesy of: Alessandra DeLaCruz
Photo: Emily Cullum (Greenhouse Photography)

Brooklyn's residential market posted a solid performance in Q2 2025, with overall sales activity improving modestly despite lingering economic uncertainty and tight inventory. A total of 2,468 closings were recorded during the quarter, reflecting a 4.7% increase from Q1 and a 2.1% gain compared to the same period last year. Luxury sales were the standout of the market. Sales in the \$2- \$3 million and \$3 million plus segments surged 36.2% and 34.3% year-over-year, respectively. This surge reflects both an influx of new buyers entering the higher end of the market and existing families moving up into larger or more premium homes as their needs evolve. In addition, the average and median house prices increased by 7.1% and 6.6%, despite a slight tightening of affordability.

Co-ops delivered some of the most unexpected strength this quarter despite representing the smallest share

of the market. Closed sales rose 12.5% year-over-year, while prices surged. The median price increased by 42.1% and the average price increased by 28.5%. Most of the activity was concentrated in Northwest Brooklyn, which includes Boerum Hill, Brooklyn Heights, Clinton Hill, and Cobble Hill. East Brooklyn, which includes Bedford-Stuyvesant, Brownsville, Bushwick, and Crown Heights, also saw modest growth. However, the co-op segment experienced a 27.5% drop in listings, which explains the steep 36.1% year-over-year decline in signed contracts.

Condos, by contrast, saw a 6.7% decline in closed sales year-over-year, with contract activity also down 2.9%. Despite this slowdown, prices held relatively steady, creating potential entry points for buyers. Notably, the \$500,000- \$1 million segment stood out, posting a 3.8% increase in closings and stable pricing, signaling continued demand at

more accessible price points in the borough.

Inventory rose modestly, with total listings across Brooklyn increasing 3.6% year-over-year, reaching nearly 3,400 showing slight movement and acclimation to the market as it stands by sellers. However, new listings declined across all property types, down 6.5% for houses and 3.3% for condos likely due to sellers still holding onto low mortgage rates, and the market remaining undersupplied.

Overall, Brooklyn's real estate market remains resilient, despite buyers facing pricing pressures and limited inventory. Strong activity in the luxury market combined with activity in average segments reflects the borough's broad appeal. While some uncertainty persists, Brooklyn's enduring fundamentals, diverse stock, and vibrancy position it well for continued stability and growth.

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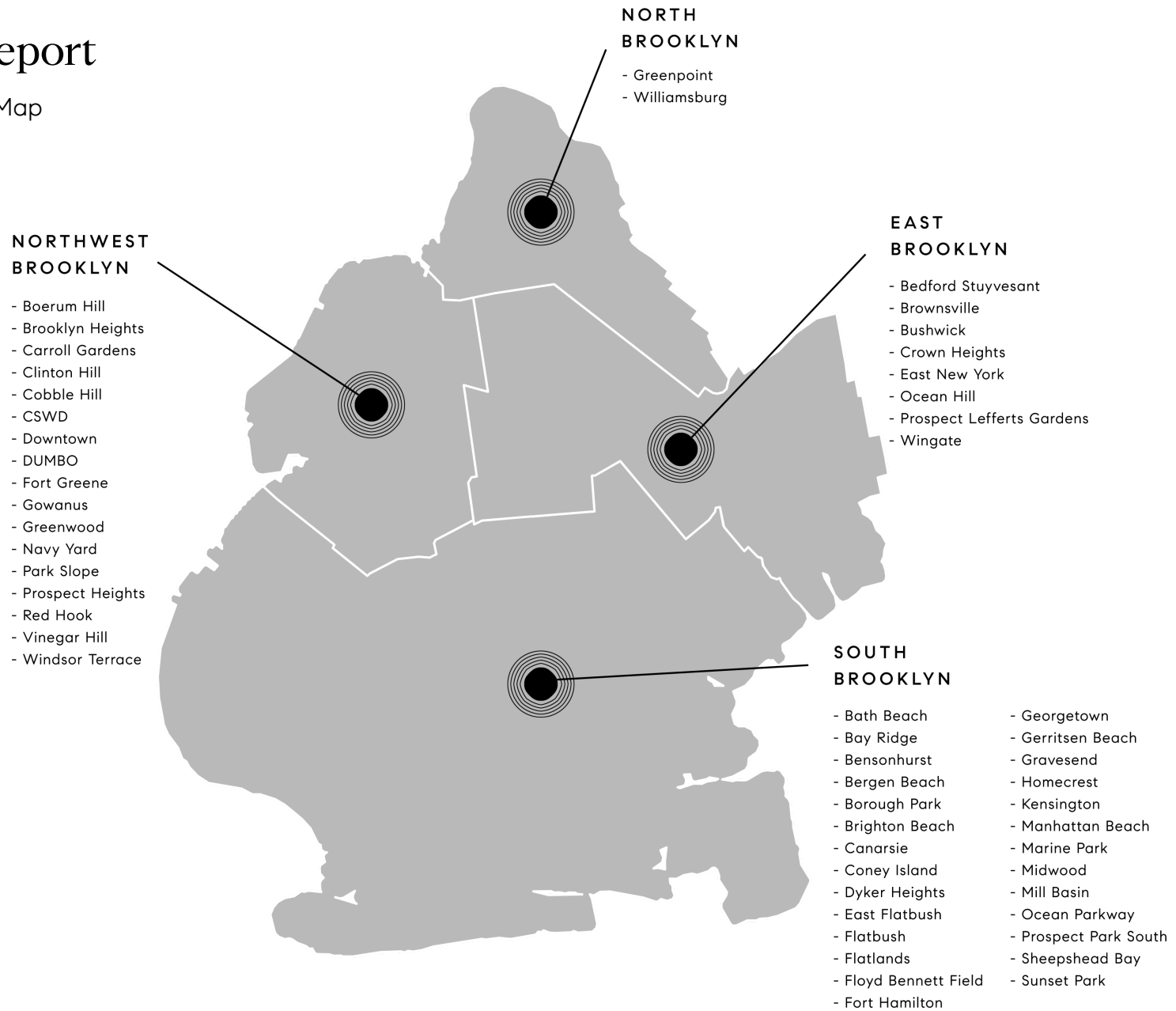
SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Brooklyn

Market Report

Neighborhood Map



Overall sales activity improved modestly despite lingering economic uncertainty and tight inventory.

\$1,341,447

Average Sales Price
Q2 2025

\$1,353,571

Average Condo Price
Q2 2025

\$916

Average Price Per
Square Foot Q2 2025

4%

Average Discount
Q2 2025

\$999,000

Median Sales Price
Q2 2025

\$736,735

Average Co-op Price
Q2 2025

141

Average Days
on the Market
Q2 2025

18%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Brooklyn.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

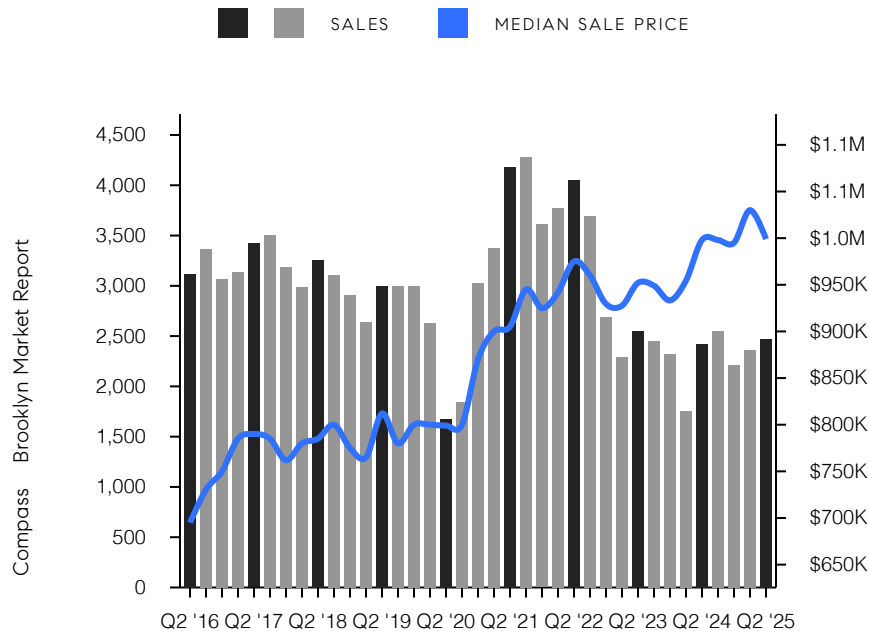
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- There were 2,468 sales in Brooklyn during Q2 2025, a 2.1% year-over-year increase and a 4.7% increase from the first quarter this year
- Co-ops interestingly performed the best, although they have the lowest market share, seeing 12.5% more sales at notably higher median and average prices than this time last year
- The \$500,000 to \$1M price point for condos was the only bracket to see improvement, with 3.8% more closings, but effectively no price change from last year
- Houses sold for \$2M-3M and \$3M+ saw significant increases in transactions, soaring 36.2% and 34.3% year-over-year, respectively



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	795	777	2.3%	852	-6.7%
SALES VOLUME	\$1,076,088,785	\$1,040,551,164	3.4%	\$1,135,306,993	-5.2%
AVG. DISCOUNT	3%	4%	-	2%	-
MEDIAN PRICE	\$1,069,999	\$1,100,000	-2.7%	\$1,115,538	-4.1%
AVERAGE PRICE	\$1,353,571	\$1,339,191	1.1%	\$1,332,520	1.6%
AVERAGE PPSF	\$1,215	\$1,167	4.1%	\$1,229	-1.1%
AVERAGE SF	1,121	1,097	2.2%	1,068	5.0%

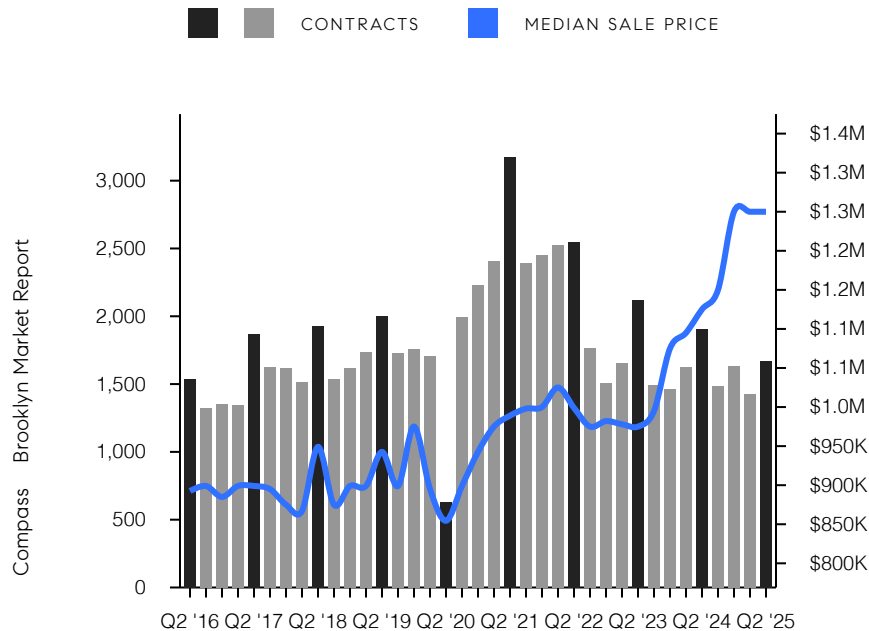
Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	451	380	18.7%	401	12.5%
SALES VOLUME	\$332,267,525	\$250,144,775	32.8%	\$277,818,621	19.6%
AVG. DISCOUNT	1%	4%	-	3%	-
MEDIAN PRICE	\$520,000	\$465,720	11.7%	\$490,000	6.1%
AVERAGE PRICE	\$736,735	\$658,276	11.9%	\$692,815	6.3%

Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	1,222	1,201	1.7%	1,165	4.9%
SALES VOLUME	\$1,902,335,659	\$1,818,960,229	4.6%	\$1,693,968,331	12.3%
AVG. DISCOUNT	7%	8%	-	9%	-
MEDIAN PRICE	\$1,200,000	\$1,200,000	-	\$1,125,500	6.6%
AVERAGE PRICE	\$1,556,739	\$1,514,538	2.8%	\$1,454,050	7.1%
AVERAGE PPSF	\$668	\$649	2.9%	\$657	1.7%
AVERAGE SF	2,538	2,561	-0.9%	2,468	2.8%

Contracts Signed

BY PROPERTY TYPE

- Condos were at nearly 40% market share and saw typical variation in activity, with 2.9% fewer transactions compared to this time last year and modest upward price movement at a 1.4% higher average price per square foot
- Co-ops in the \$1M-2M range had 19.4% more contracts signed this quarter than in Q2 2024, while all other brackets declined, highlighting the importance of co-op price point and affordability when it comes to deals amid the current economic climate and buyer sentiment
- Luxury houses at the \$2M-3M and \$3M+ range saw 1.7% and 25.6% more trades, respectively, compared to this time last year



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# CONTRACTS	661	628	5.3%	681	-2.9%
AVG. DISCOUNT	2%	2%	-	2%	-
MEDIAN PRICE	\$1,195,000	\$1,195,000	-	\$1,195,000	-
AVERAGE PRICE	\$1,424,087	\$1,407,591	1.2%	\$1,401,840	1.6%
AVERAGE PPSF	\$1,264	\$1,286	-1.7%	\$1,246	1.4%
AVERAGE SF	1,128	1,094	3.1%	1,087	3.8%

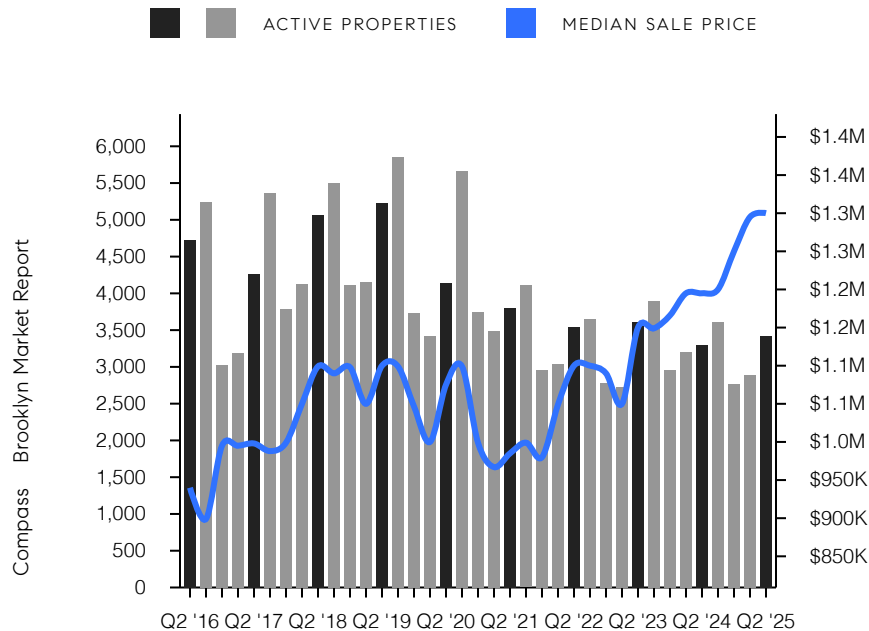
Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# CONTRACTS	298	201	48.3%	466	-36.1%
AVG. DISCOUNT	1%	2%	-	2%	-
MEDIAN PRICE	\$780,000	\$725,000	7.6%	\$549,000	42.1%
AVERAGE PRICE	\$989,389	\$938,605	5.4%	\$769,985	28.5%

Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# CONTRACTS	710	599	18.5%	757	-6.2%
AVG. DISCOUNT	3%	3%	-	3%	-
MEDIAN PRICE	\$1,550,000	\$1,500,000	3.3%	\$1,399,000	10.8%
AVERAGE PRICE	\$1,930,891	\$1,928,472	0.1%	\$1,808,534	6.8%
AVERAGE PPSF	\$771	\$734	5.0%	\$718	7.4%
AVERAGE SF	2,490	2,673	-6.8%	2,553	-2.5%

Inventory

BY PROPERTY TYPE

- Inventory climbed to just above 3,400 this quarter, a year-over-year increase of 3.6%
- Co-op listings declined 27.5%, due to a severely reduced number of new listings during Q2, though the median price of these units was 14.4% higher than last year
- New listings were down for both condos and houses as well, falling 3.3% and 6.5% year-over-year, loosely associated with the decline in contract activity this quarter
- North and Northwest Brooklyn saw limited change in actively listed condos, which represent the largest share of contracts for that segment of the market



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# ACTIVES	1,237	1,060	16.7%	1,052	17.6%
MEDIAN PRICE	\$1,198,000	\$1,149,500	4.2%	\$999,500	19.9%
AVERAGE PRICE	\$1,596,200	\$1,554,300	2.7%	\$1,401,142	13.9%
AVERAGE PPSF	\$1,284	\$1,274	0.8%	\$1,196	7.4%
AVERAGE SF	1,210	1,199	0.9%	1,153	4.9%

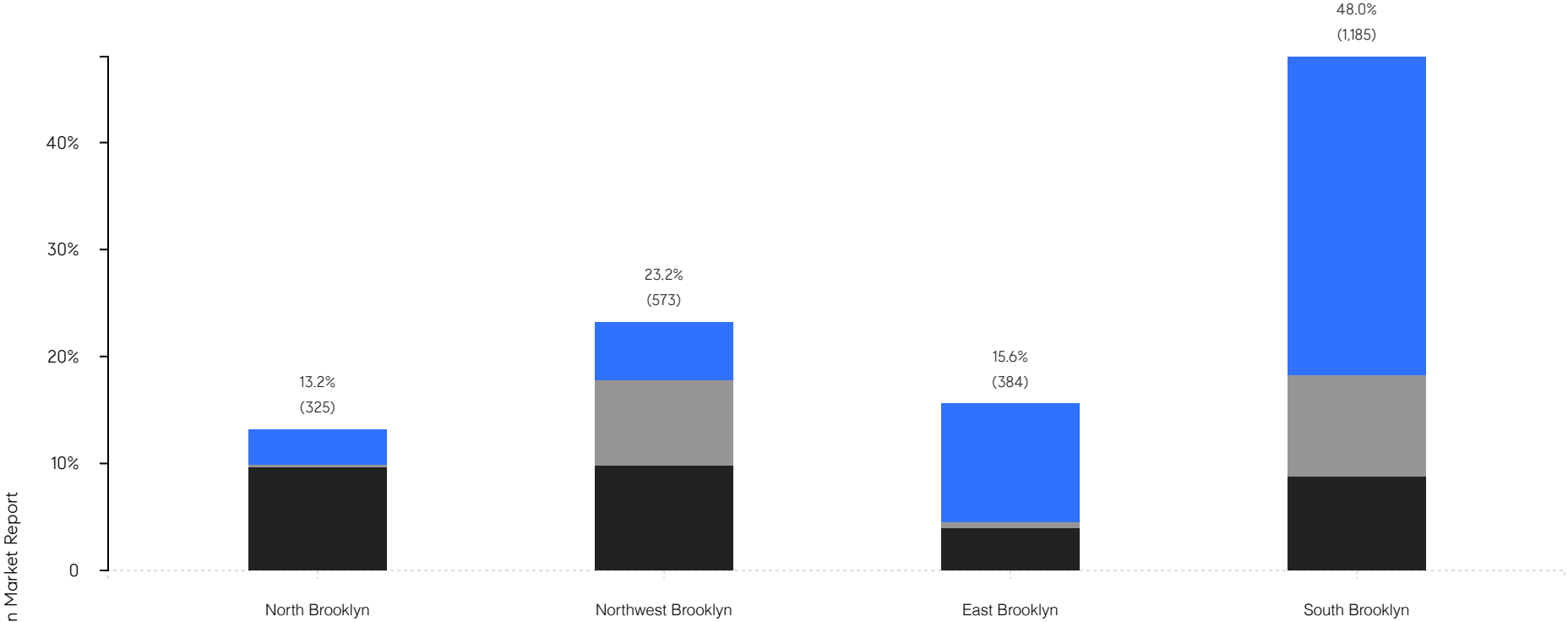
Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# ACTIVES	454	412	10.2%	626	-27.5%
MEDIAN PRICE	\$515,000	\$497,000	3.6%	\$450,000	14.4%
AVERAGE PRICE	\$700,442	\$704,950	-0.6%	\$645,874	8.4%

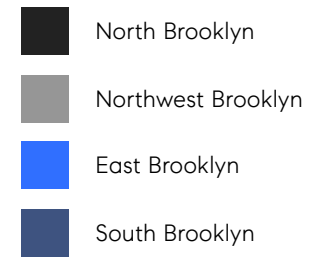
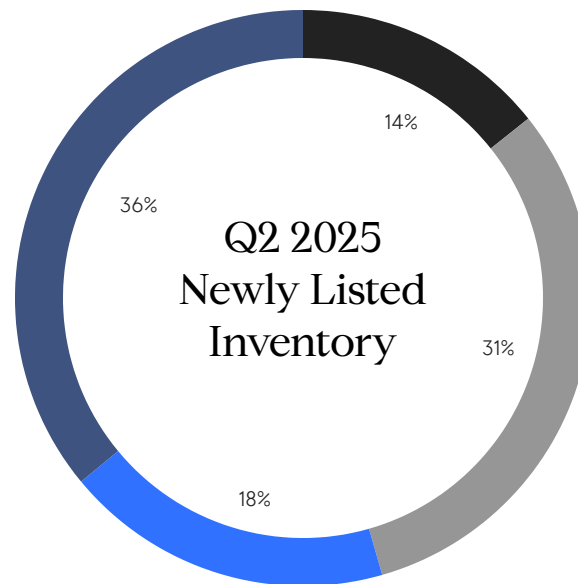
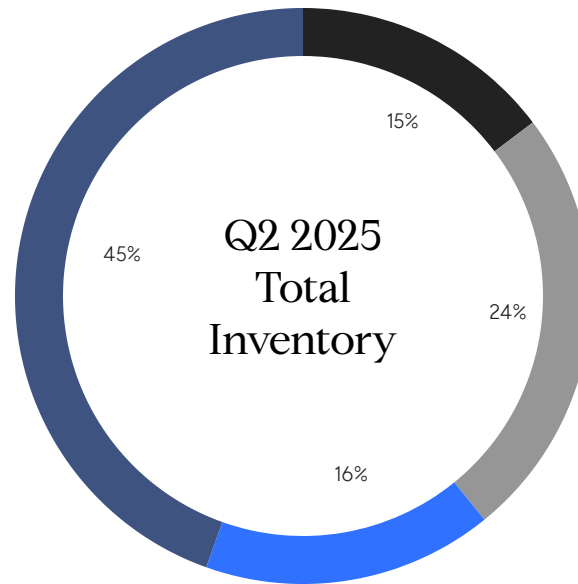
Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# ACTIVES	1,725	1,420	21.5%	1,619	6.5%
MEDIAN PRICE	\$1,669,000	\$1,650,000	1.2%	\$1,599,000	4.4%
AVERAGE PRICE	\$2,304,724	\$2,368,866	-2.7%	\$2,333,894	-1.2%
AVERAGE PPSF	\$792	\$800	-1.0%	\$764	3.7%
AVERAGE SF	3,301	3,368	-2.0%	3,379	-2.3%

Recorded Sales

BY SUBMARKET

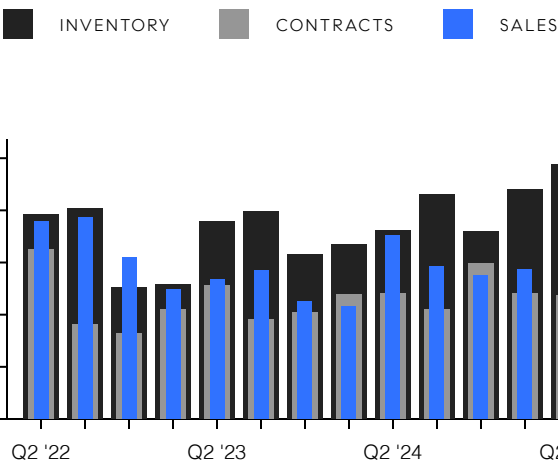
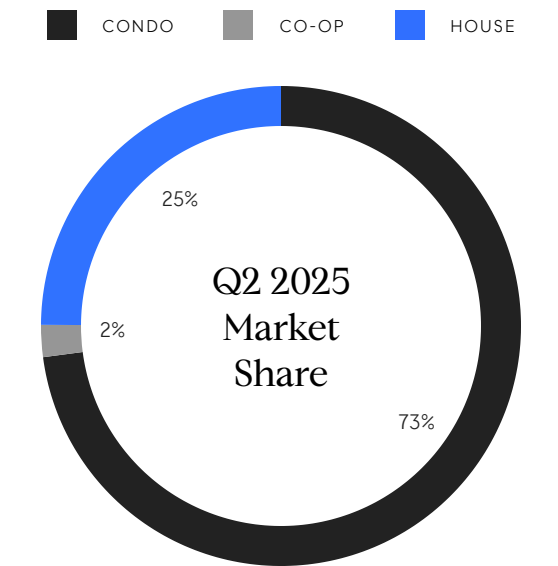
CONDO CO-OP HOUSE





North Brooklyn

SUBMARKET OVERVIEW



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	237	192	23.4%	277	-14.4%
SALES VOLUME	\$357,536,319	\$314,683,963	13.6%	\$416,353,336	-14.1%
AVG. DISCOUNT	1%	5%	-	1%	-
MEDIAN PRICE	\$1,325,000	\$1,410,000	-6.0%	\$1,320,000	0.4%
AVERAGE PRICE	\$1,508,592	\$1,638,979	-8.0%	\$1,503,081	0.4%
AVERAGE PPSF	\$1,401	\$1,365	2.6%	\$1,415	-1.0%
AVERAGE SF	1,055	1,112	-5.1%	982	7.4%

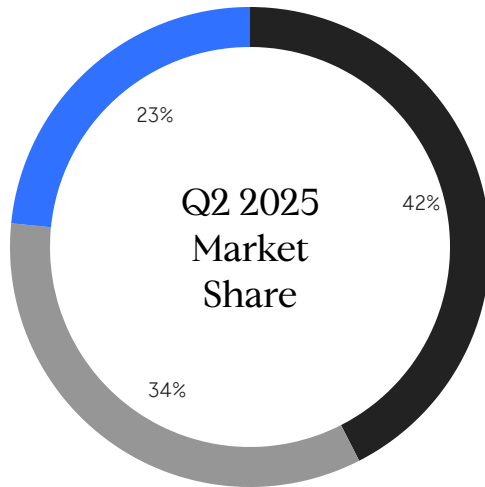
Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	7	8	-12.5%	10	-30.0%
SALES VOLUME	\$4,603,999	\$5,159,900	-10.8%	\$4,729,999	-2.7%
AVG. DISCOUNT	-2%	2%	-	2%	-
MEDIAN PRICE	\$523,000	\$530,000	-1.3%	\$430,000	21.6%
AVERAGE PRICE	\$657,714	\$644,988	2.0%	\$473,000	39.1%

Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	81	86	-5.8%	65	24.6%
SALES VOLUME	\$138,887,072	\$155,484,480	-10.7%	\$107,504,962	29.2%
AVG. DISCOUNT	8%	9%	-	13%	-
MEDIAN PRICE	\$1,395,000	\$1,684,500	-17.2%	\$1,495,000	-6.7%
AVERAGE PRICE	\$1,714,655	\$1,807,959	-5.2%	\$1,653,922	3.7%
AVERAGE PPSF	\$674	\$758	-11.1%	\$698	-3.4%
AVERAGE SF	3,046	3,114	-2.2%	2,901	5.0%

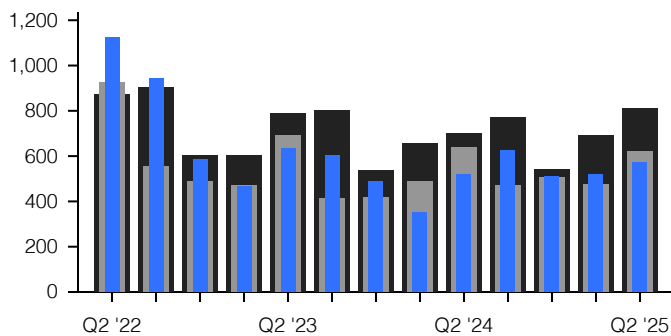
Northwest Brooklyn

SUBMARKET OVERVIEW

CONDO CO-OP HOUSE



INVENTORY CONTRACTS SALES



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	243	263	-7.6%	255	-4.7%
SALES VOLUME	\$460,802,011	\$460,102,499	0.2%	\$463,234,202	-0.5%
AVG. DISCOUNT	3%	3%	-	2%	-
MEDIAN PRICE	\$1,600,000	\$1,500,000	6.7%	\$1,614,600	-0.9%
AVERAGE PRICE	\$1,896,305	\$1,749,439	8.4%	\$1,816,605	4.4%
AVERAGE PPSF	\$1,390	\$1,367	1.7%	\$1,417	-1.9%
AVERAGE SF	1,342	1,235	8.7%	1,258	6.7%

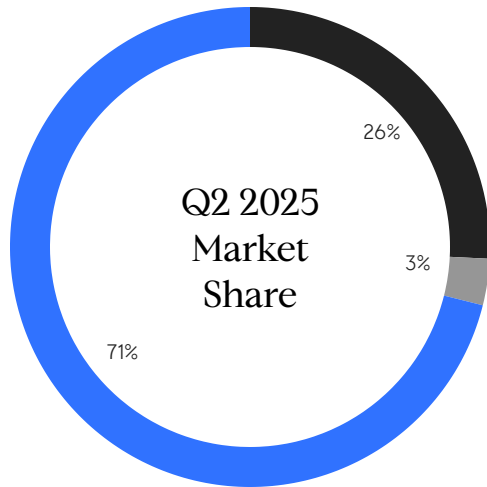
Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	195	141	38.3%	150	30.0%
SALES VOLUME	\$223,284,394	\$150,798,162	48.1%	\$177,063,018	26.1%
AVG. DISCOUNT	-1%	2%	-	0%	-
MEDIAN PRICE	\$885,000	\$900,000	-1.7%	\$897,500	-1.4%
AVERAGE PRICE	\$1,145,048	\$1,069,491	7.1%	\$1,180,420	-3.0%

Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	134	114	17.5%	116	15.5%
SALES VOLUME	\$467,604,228	\$369,265,689	26.6%	\$397,482,805	17.6%
AVG. DISCOUNT	6%	7%	-	10%	-
MEDIAN PRICE	\$2,925,000	\$2,840,000	3.0%	\$2,652,500	10.3%
AVERAGE PRICE	\$3,489,584	\$3,239,173	7.7%	\$3,426,576	1.8%
AVERAGE PPSF	\$1,152	\$1,059	8.8%	\$1,193	-3.4%
AVERAGE SF	3,227	3,325	-2.9%	3,070	5.1%

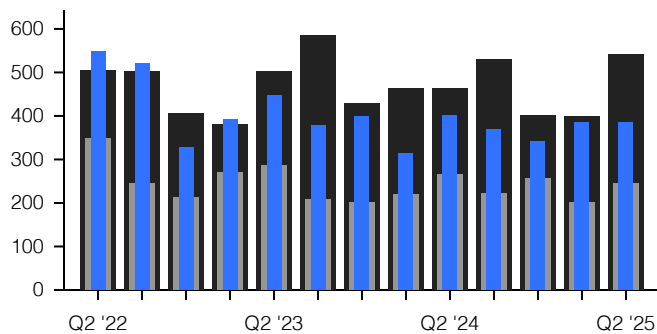
East Brooklyn

SUBMARKET OVERVIEW

CONDO CO-OP HOUSE



INVENTORY CONTRACTS SALES



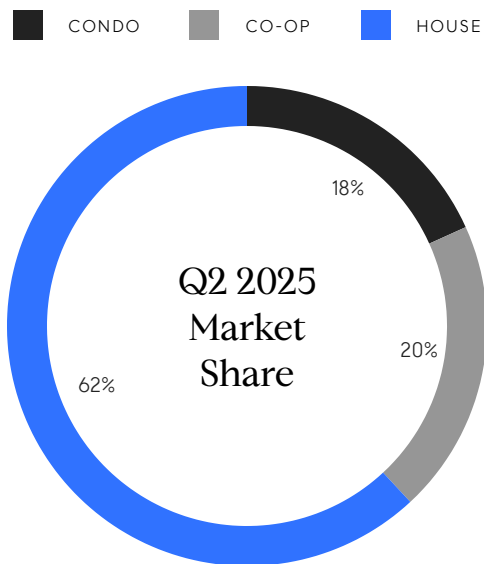
Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	99	118	-16.1%	112	-11.6%
SALES VOLUME	\$96,769,305	\$123,945,617	-21.9%	\$100,738,738	-3.9%
AVG. DISCOUNT	3%	4%	-	2%	-
MEDIAN PRICE	\$920,000	\$995,000	-7.5%	\$771,500	19.2%
AVERAGE PRICE	\$977,468	\$1,050,387	-6.9%	\$899,453	8.7%
AVERAGE PPSF	\$999	\$1,018	-1.9%	\$980	1.9%
AVERAGE SF	974	1,003	-2.9%	971	0.3%

Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	12	19	-36.8%	7	71.4%
SALES VOLUME	\$7,034,000	\$11,652,500	-39.6%	\$4,441,850	58.4%
AVG. DISCOUNT	3%	0%	-	0%	-
MEDIAN PRICE	\$440,000	\$630,000	-30.2%	\$630,000	-30.2%
AVERAGE PRICE	\$586,167	\$613,289	-4.4%	\$634,550	-7.6%

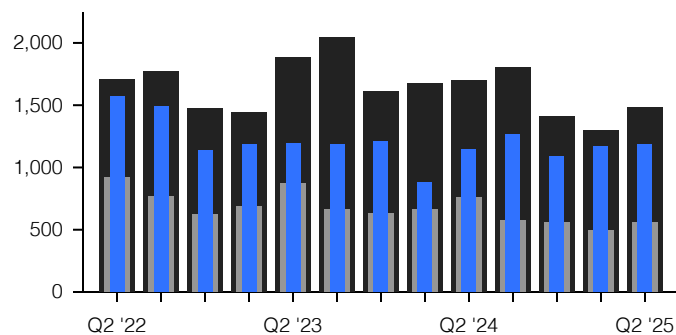
Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	273	247	10.5%	283	-3.5%
SALES VOLUME	\$391,888,252	\$316,194,675	23.9%	\$349,873,340	12.0%
AVG. DISCOUNT	6%	8%	-	10%	-
MEDIAN PRICE	\$1,210,000	\$1,050,000	15.2%	\$999,100	21.1%
AVERAGE PRICE	\$1,435,488	\$1,280,140	12.1%	\$1,236,302	16.1%
AVERAGE PPSF	\$597	\$568	5.1%	\$552	8.2%
AVERAGE SF	2,619	2,620	0.0%	2,699	-3.0%

South Brooklyn

SUBMARKET OVERVIEW



INVENTORY CONTRACTS SALES



Condos	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	216	204	5.9%	208	3.8%
SALES VOLUME	\$160,981,150	\$141,819,085	13.5%	\$154,980,717	3.9%
AVG. DISCOUNT	5%	5%	-	6%	-
MEDIAN PRICE	\$636,453	\$660,000	-3.6%	\$650,000	-2.1%
AVERAGE PRICE	\$745,283	\$695,192	7.2%	\$745,100	0.0%
AVERAGE PPSF	\$790	\$752	5.1%	\$787	0.4%
AVERAGE SF	921	918	0.3%	947	-2.7%

Co-ops	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	235	211	11.4%	234	0.4%
SALES VOLUME	\$96,290,132	\$81,414,138	18.3%	\$91,583,754	5.1%
AVG. DISCOUNT	3%	6%	-	5%	-
MEDIAN PRICE	\$380,000	\$350,000	8.6%	\$350,000	8.6%
AVERAGE PRICE	\$409,745	\$385,849	6.2%	\$391,384	4.7%

Houses	Q2 '25	Q1 '25	%Δ	Q2 '24	%Δ
# SALES	733	753	-2.7%	701	4.6%
SALES VOLUME	\$903,116,107	\$976,635,385	-7.5%	\$839,107,224	7.6%
AVG. DISCOUNT	8%	8%	-	8%	-
MEDIAN PRICE	\$1,030,000	\$1,100,000	-6.4%	\$999,000	3.1%
AVERAGE PRICE	\$1,232,082	\$1,296,993	-5.0%	\$1,197,015	2.9%
AVERAGE PPSF	\$561	\$567	-1.1%	\$565	-0.7%
AVERAGE SF	2,262	2,304	-1.8%	2,199	2.9%

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