

Q4 2025

Brooklyn Market Report

COMPASS



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Photo: Olga Jarkowska, Rare Photography

The Brooklyn real estate market closed the fourth quarter on a notably strong note, underscoring its resilience and continued appeal. A total of 2,443 transactions were recorded, representing a 10.4% year-over-year increase. Condos led the momentum, with closings up 13.9% from the same period last year. One to three-family showed comparable strength, posting a 13.7% increase in transactions. While the co-op sector lagged slightly, with sales down 3.8% and pricing holding near the five-year average, overall activity reflected sustained demand, with buyers gravitating to property types offering stronger appreciation potential and more robust amenity packages.

Geography continued to play a pivotal role in shaping condo activity. Northwest and North Brooklyn, including areas such as Greenpoint, Williamsburg,

Clinton Hill, and Cobble Hill, remained dominant, commanding nearly 60% of the total condo market share. The luxury segment faced distinct headwinds, with condo sales above \$3 million declining 21.3%, suggesting that high-end buyers are navigating limited inventory and exercising greater caution amid broader economic uncertainty.

Contract activity slowed modestly this quarter after last year's strong rebound, with the majority of activity being concentrated in South Brooklyn, including Bay Ridge, Canarsie, Flatbush, and Coney Island, where affordability remained flat. Condo conditions tilted slightly toward buyers, with average price per square foot down about 2% year-over-year, though the quarter still ranked as the second-strongest fourth quarter on record. Co-ops experienced broader adjustments, with average and median

prices down by roughly 8% to 10%, resulting in increased flexibility across all submarkets. The housing segment stood out, with average values rising more than 6% year-over-year, highlighting the maintained demand for space.

Looking ahead, Brooklyn enters the new year with a market characterized by steady demand and limited supply. As buyers and sellers become increasingly comfortable with the current market, activity is expected to continue, with many choosing to re-engage and move forward. While some will remain on the sidelines awaiting further shifts, this balance points to a market that is stabilising and gaining quiet momentum, setting the stage for measured progress in the year ahead.

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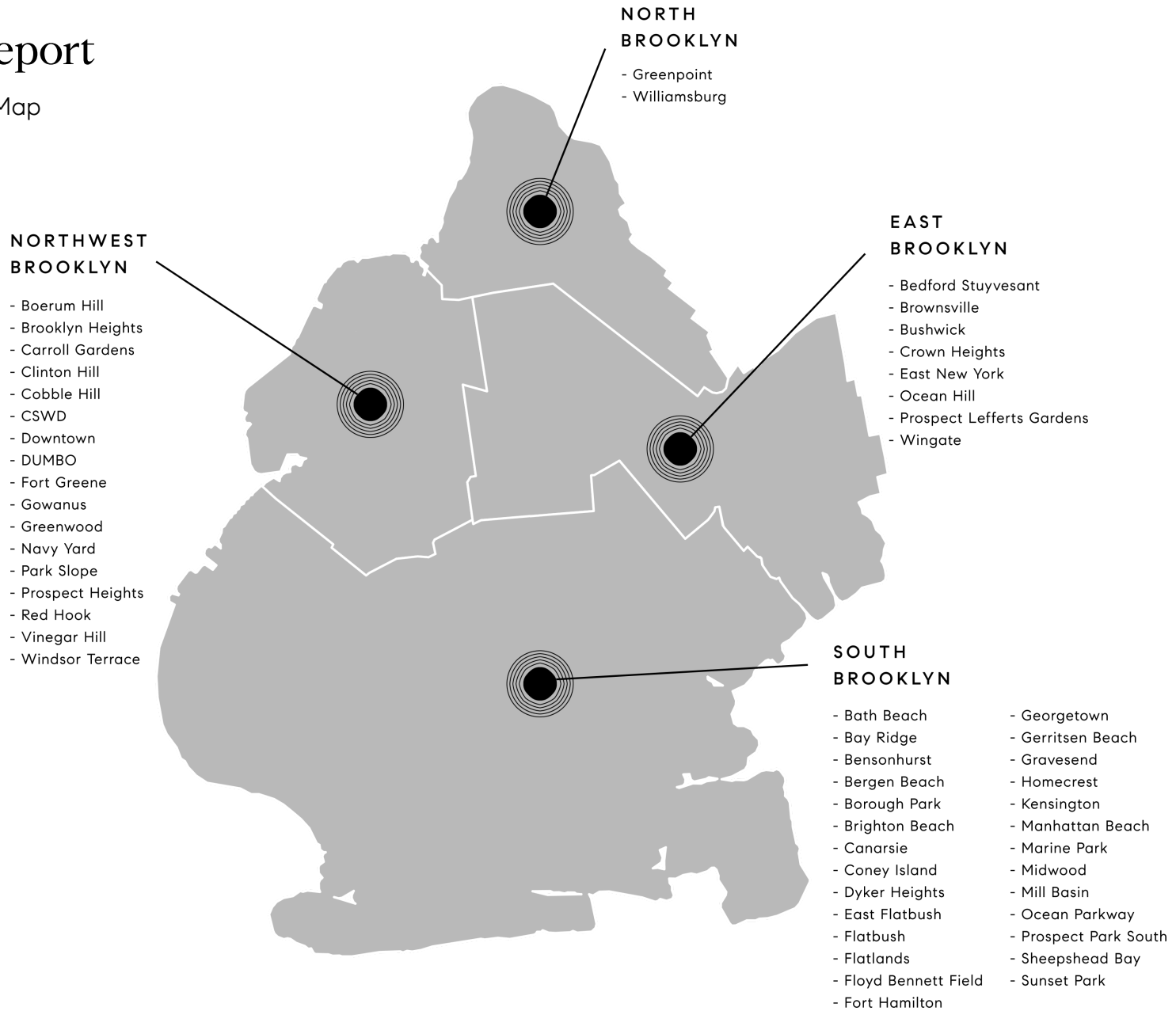
Introduction	02
Market Highlights	05
Methodology	06
Recorded Sales	07
Contracts Signed	08
Inventory	09
Submarkets	12

SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Brooklyn Market Report

Neighborhood Map



Brooklyn begins the new year with a market characterized by steady demand and limited supply.

\$1,333,601

Average Sales Price
Q4 2025

\$1,377,673

Average Condo Price
Q4 2025

\$923

Average Price Per
Square Foot Q4 2025

6%

Average Discount
Q4 2025

\$997,000

Median Sales Price
Q4 2025

\$668,169

Average Co-op Price
Q4 2025

88

Average Days
on the Market
Q4 2025

19%

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

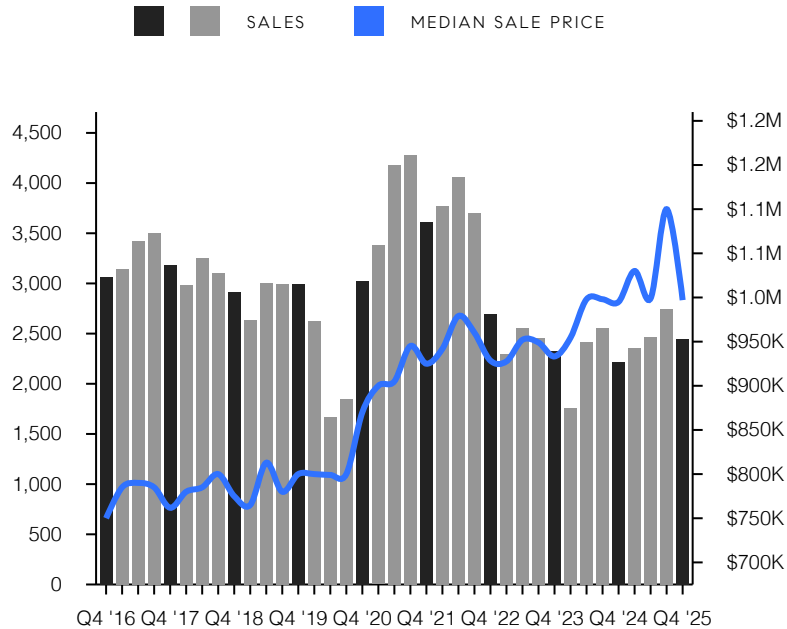
Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- There were 2,443 sales this quarter, a 10.4% year-over-year increase
- Condos saw the most growth, with 13.9% more closings than this time last year, and the highest Q4 average and median prices on record, of \$1.38M and \$1.1M, respectively
- Houses followed closely at 13.7% growth compared to Q4 2024, and record-setting prices as well at \$654/SF on average
- Co-op sales shifts were dependent on price bracket, with 8.7% more closings at the \$500,000 to \$1M range, while the under \$500,000 market, with 51.2% market share, fell 11.5% year over year

Compass Brooklyn Market Report



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	772	951	-18.8%	678	13.9%
SALES VOLUME	\$1,063,563,876	\$1,333,905,622	-20.3%	\$919,180,000	15.7%
AVG. DISCOUNT	5%	2%	-	4%	-
MEDIAN PRICE	\$1,100,000	\$1,159,750	-5.2%	\$1,050,000	4.8%
AVERAGE PRICE	\$1,377,673	\$1,402,635	-1.8%	\$1,355,723	1.6%
AVERAGE PPSF	\$1,236	\$1,319	-6.3%	\$1,219	1.4%
AVERAGE SF	1,071	1,077	-0.6%	1,084	-1.2%

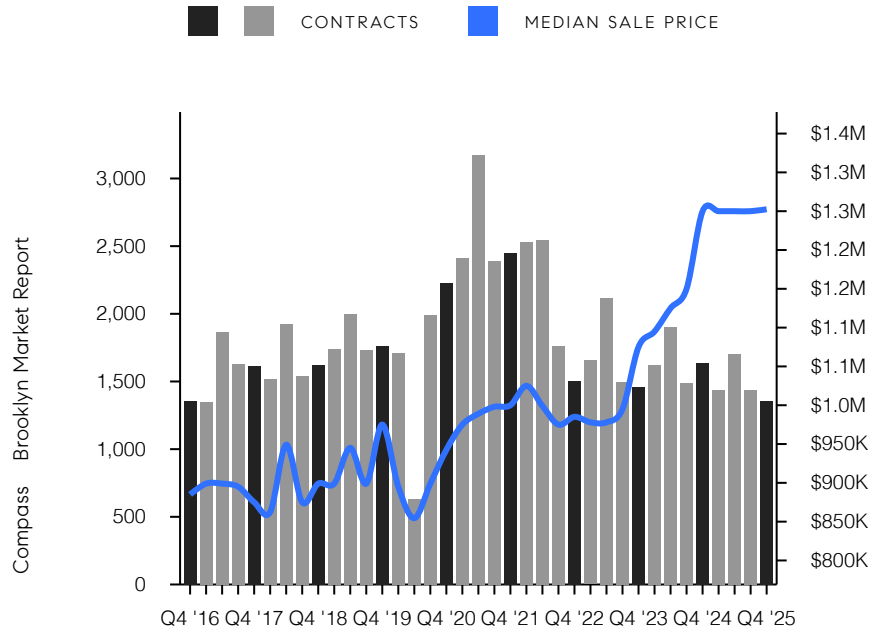
Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	406	485	-16.3%	422	-3.8%
SALES VOLUME	\$271,276,612	\$377,004,501	-28.0%	\$278,675,821	-2.7%
AVG. DISCOUNT	2%	2%	-	3%	-
MEDIAN PRICE	\$489,700	\$555,000	-11.8%	\$450,000	8.8%
AVERAGE PRICE	\$668,169	\$777,329	-14.0%	\$660,369	1.2%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	1,265	1,313	-3.7%	1,113	13.7%
SALES VOLUME	\$1,923,147,641	\$2,197,809,862	-12.5%	\$1,648,143,353	16.7%
AVG. DISCOUNT	8%	7%	-	8%	-
MEDIAN PRICE	\$1,199,000	\$1,250,000	-4.1%	\$1,188,000	0.9%
AVERAGE PRICE	\$1,520,275	\$1,673,884	-9.2%	\$1,480,812	2.7%
AVERAGE PPSF	\$654	\$717	-8.8%	\$641	2.0%
AVERAGE SF	2,489	2,594	-4.0%	2,554	-2.5%

Contracts Signed

BY PROPERTY TYPE

- Contract activity throughout the quarter was slow, following last year's strong performance after bouncing back from 2023
- House prices climbed significantly, reaching nearly \$2M on average following a 6.6% year-over-year increase
- Condos in North Brooklyn saw their average price per square foot fall 11.7% compared to Q4 2024, the only submarket to decline
- Last ask prices were down for co-ops in all submarkets



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# CONTRACTS	560	588	-4.8%	719	-22.1%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	\$1,235,000	\$1,250,000	-1.2%	\$1,215,000	1.6%
AVERAGE PRICE	\$1,490,769	\$1,479,050	0.8%	\$1,505,623	-1.0%
AVERAGE PPSF	\$1,284	\$1,327	-3.2%	\$1,312	-2.1%
AVERAGE SF	1,126	1,100	2.4%	1,119	0.6%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# CONTRACTS	227	184	23.4%	199	14.1%
AVG. DISCOUNT	3%	3%	-	3%	-
MEDIAN PRICE	\$699,000	\$597,000	17.1%	\$775,000	-9.8%
AVERAGE PRICE	\$875,420	\$783,557	11.7%	\$949,176	-7.8%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# CONTRACTS	571	668	-14.5%	719	-20.6%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	\$1,595,000	\$1,400,000	13.9%	\$1,450,000	10.0%
AVERAGE PRICE	\$1,974,243	\$1,757,038	12.4%	\$1,852,651	6.6%
AVERAGE PPSF	\$749	\$713	5.0%	\$700	7.0%
AVERAGE SF	2,616	2,537	3.1%	2,669	-2.0%

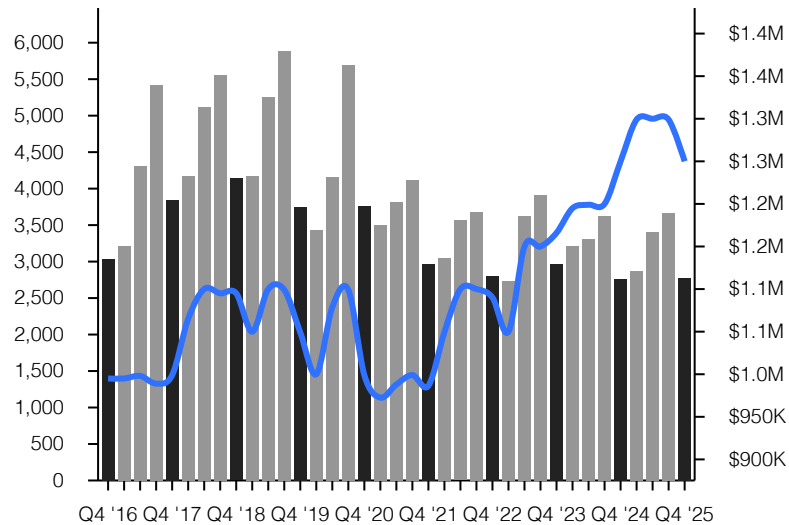
Inventory

BY PROPERTY TYPE

- Inventory remained flat against this time last year, with a 0.7% increase
- South Brooklyn was the only region to see a decline in active condo listings, falling more than 30% for the year, while all other submarkets saw low double-digit increases
- Actively listed houses were generally smaller in size than last year and saw corresponding price decreases, though they were actually more expensive in terms of average price per square foot, up 1.1% across all submarkets
- Co-ops were the only property type to see an increase in new listings year over year, while condos and houses both saw double-digit declines, adding an already constricted market

ACTIVE PROPERTIES

 MEDIAN SALE PRICE



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	910	1,242	-26.7%	924	-1.5%
MEDIAN PRICE	\$1,150,000	\$1,100,000	4.5%	\$995,000	15.6%
AVERAGE PRICE	\$1,583,002	\$1,529,161	3.5%	\$1,414,572	11.9%
AVERAGE PPSF	\$1,283	\$1,245	3.1%	\$1,194	7.5%
AVERAGE SF	1,181	1,187	-0.5%	1,160	1.8%

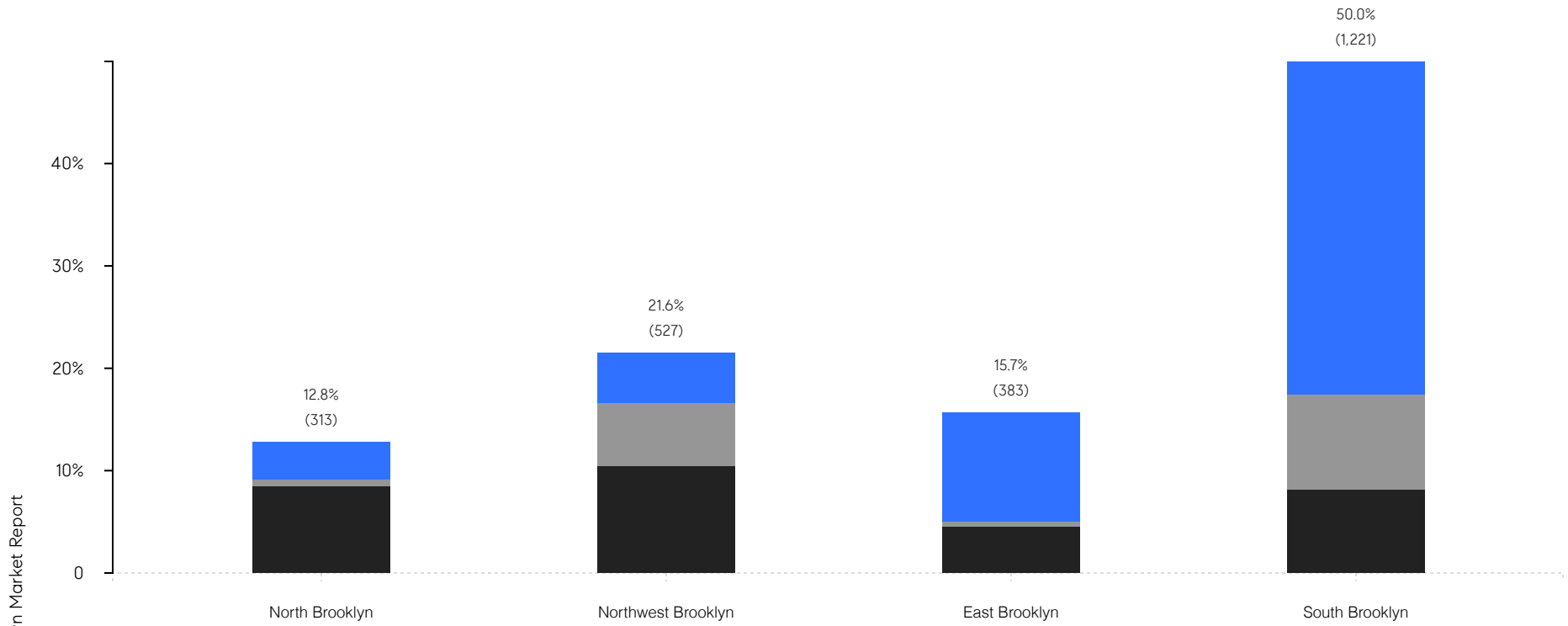
Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	465	442	5.2%	418	11.2%
MEDIAN PRICE	\$475,000	\$489,500	-3.0%	\$450,000	5.6%
AVERAGE PRICE	\$672,147	\$665,073	1.1%	\$603,708	11.3%

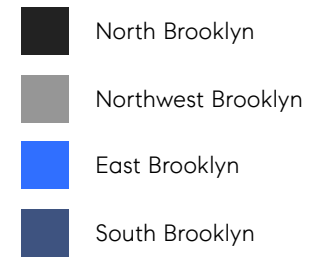
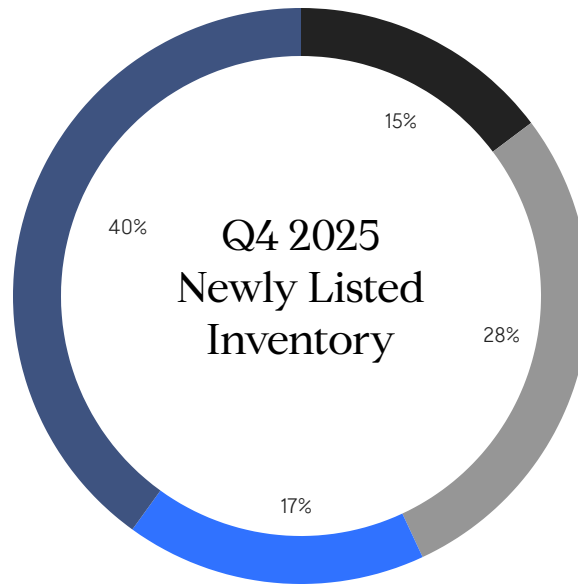
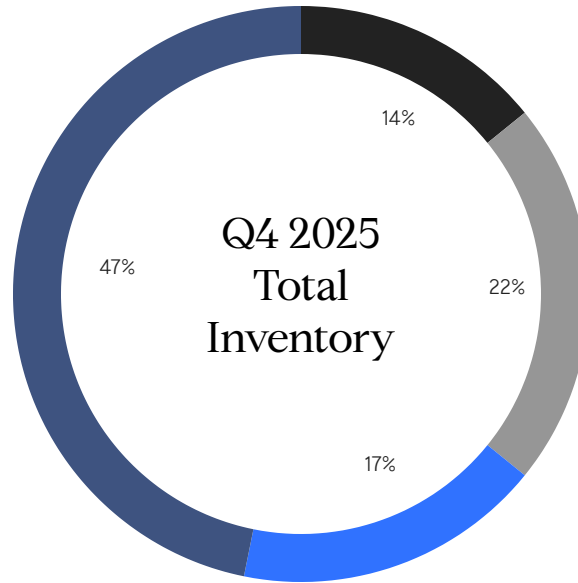
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	1,403	1,983	-29.2%	1,418	-1.1%
MEDIAN PRICE	\$1,680,000	\$1,680,000	-	\$1,650,000	1.8%
AVERAGE PRICE	\$2,133,145	\$2,290,866	-6.9%	\$2,337,130	-8.7%
AVERAGE PPSF	\$760	\$763	-0.4%	\$752	1.1%
AVERAGE SF	2,868	3,010	-4.7%	3,168	-9.5%

Recorded Sales

BY SUBMARKET

CONDO CO-OP HOUSE

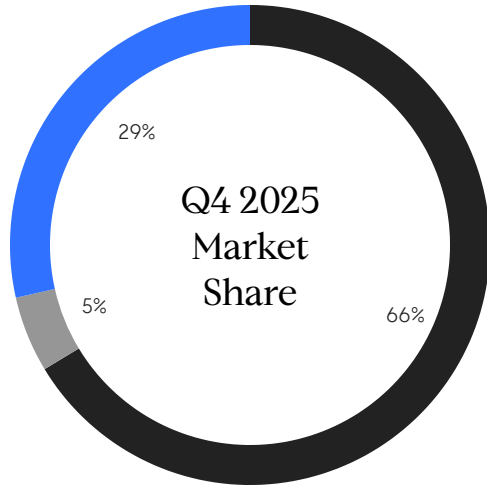




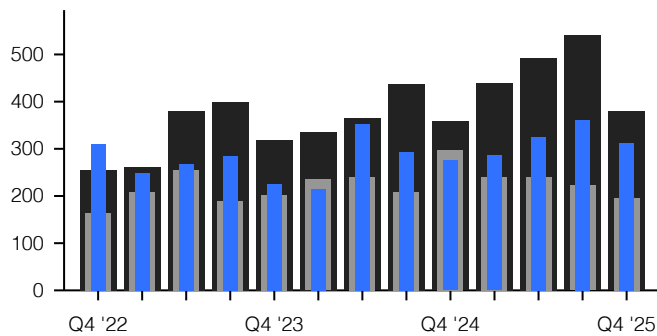
North Brooklyn

SUBMARKET OVERVIEW

CONDO
 CO-OP
 HOUSE



INVENTORY
 CONTRACTS
 SALES



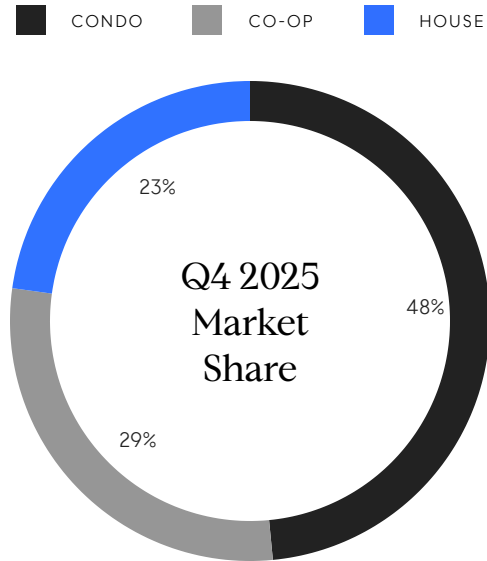
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	207	262	-21.0%	187	10.7%
SALES VOLUME	\$337,627,379	\$406,177,527	-16.9%	\$302,234,461	11.7%
AVG. DISCOUNT	4%	2%	-	3%	-
MEDIAN PRICE	\$1,395,000	\$1,319,317	5.7%	\$1,280,000	9.0%
AVERAGE PRICE	\$1,631,050	\$1,550,296	5.2%	\$1,616,227	0.9%
AVERAGE PPSF	\$1,395	\$1,529	-8.8%	\$1,415	-1.4%
AVERAGE SF	1,191	967	23.2%	1,007	18.3%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	16	15	6.7%	9	77.8%
SALES VOLUME	\$10,128,500	\$7,055,500	43.6%	\$5,171,500	95.9%
AVG. DISCOUNT	2%	0%	-	9%	-
MEDIAN PRICE	\$503,750	\$440,000	14.5%	\$495,000	1.8%
AVERAGE PRICE	\$633,031	\$470,367	34.6%	\$574,611	10.2%

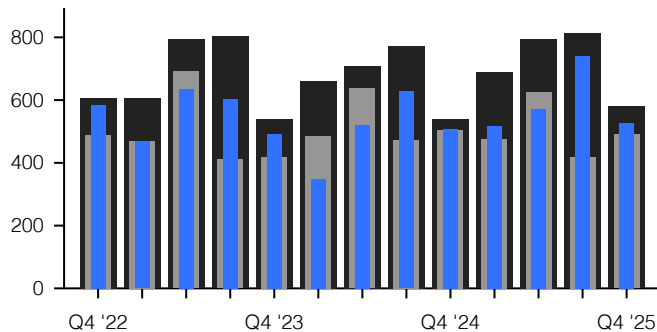
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	89	84	6.0%	79	12.7%
SALES VOLUME	\$162,228,799	\$192,908,315	-15.9%	\$128,724,178	26.0%
AVG. DISCOUNT	8%	6%	-	9%	-
MEDIAN PRICE	\$1,575,000	\$1,947,500	-19.1%	\$1,425,000	10.5%
AVERAGE PRICE	\$1,822,795	\$2,296,528	-20.6%	\$1,629,420	11.9%
AVERAGE PPSF	\$793	\$882	-10.1%	\$657	20.7%
AVERAGE SF	2,981	3,074	-3.0%	2,904	2.7%

Northwest Brooklyn

SUBMARKET OVERVIEW



■ INVENTORY ■ CONTRACTS ■ SALES



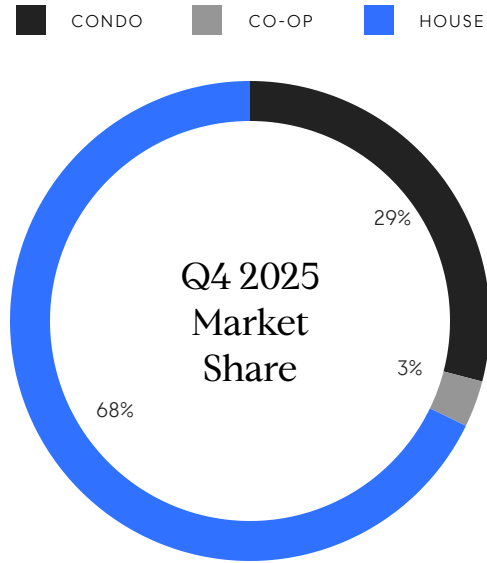
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	255	349	-26.9%	233	9.4%
SALES VOLUME	\$474,227,349	\$645,992,090	-26.6%	\$414,991,203	14.3%
AVG. DISCOUNT	4%	0%	-	4%	-
MEDIAN PRICE	\$1,575,000	\$1,600,000	-1.6%	\$1,535,000	2.6%
AVERAGE PRICE	\$1,859,715	\$1,850,980	0.5%	\$1,781,078	4.4%
AVERAGE PPSF	\$1,442	\$1,489	-3.2%	\$1,394	3.4%
AVERAGE SF	1,165	1,236	-5.7%	1,264	-7.8%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	151	232	-34.9%	165	-8.5%
SALES VOLUME	\$164,886,871	\$266,830,023	-38.2%	\$175,382,170	-6.0%
AVG. DISCOUNT	0%	0%	-	0%	-
MEDIAN PRICE	\$885,000	\$964,500	-8.2%	\$835,000	6.0%
AVERAGE PRICE	\$1,091,966	\$1,150,129	-5.1%	\$1,062,922	2.7%

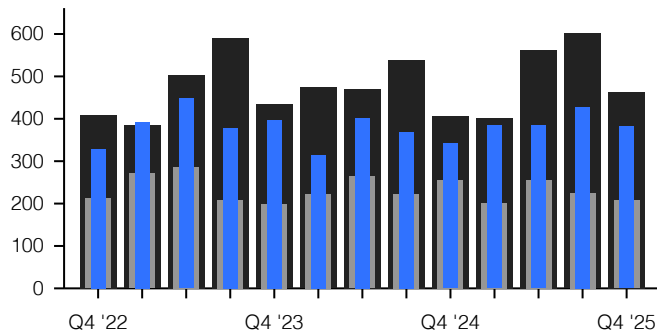
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	120	160	-25.0%	110	9.1%
SALES VOLUME	\$406,485,090	\$593,453,714	-31.5%	\$355,297,186	14.4%
AVG. DISCOUNT	7%	4%	-	8%	-
MEDIAN PRICE	\$3,000,000	\$3,386,000	-11.4%	\$2,767,500	8.4%
AVERAGE PRICE	\$3,387,376	\$3,709,086	-8.7%	\$3,229,974	4.9%
AVERAGE PPSF	\$1,101	\$1,206	-8.7%	\$1,043	5.6%
AVERAGE SF	3,053	3,218	-5.1%	3,336	-8.5%

East Brooklyn

SUBMARKET OVERVIEW



■ INVENTORY ■ CONTRACTS ■ SALES



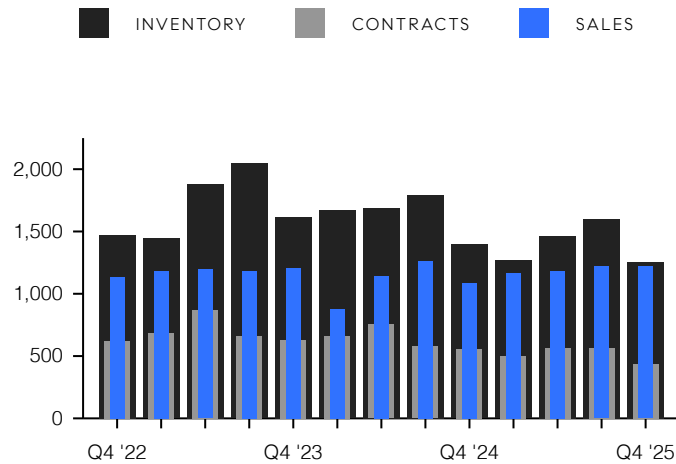
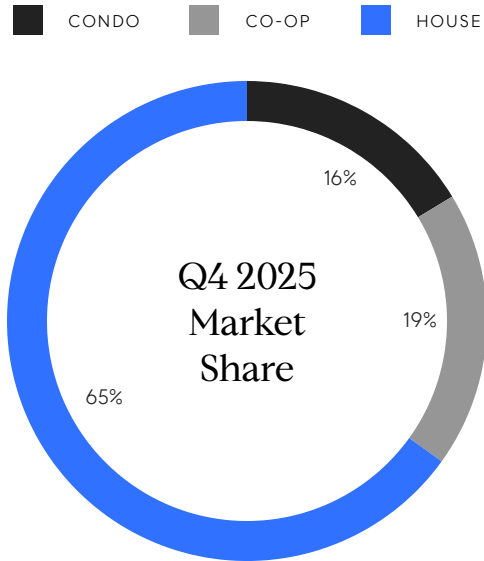
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	111	110	0.9%	91	22.0%
SALES VOLUME	\$101,448,537	\$111,951,043	-9.4%	\$82,290,061	23.3%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	\$825,000	\$938,304	-12.1%	\$850,000	-2.9%
AVERAGE PRICE	\$913,951	\$1,017,737	-10.2%	\$904,286	1.1%
AVERAGE PPSF	\$1,116	\$1,066	4.7%	\$1,004	11.2%
AVERAGE SF	907	1,003	-9.6%	910	-0.3%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	12	15	-20.0%	11	9.1%
SALES VOLUME	\$6,822,000	\$9,069,410	-24.8%	\$5,310,588	28.5%
AVG. DISCOUNT	3%	6%	-	5%	-
MEDIAN PRICE	\$402,500	\$515,000	-21.8%	\$425,000	-5.3%
AVERAGE PRICE	\$568,500	\$604,627	-6.0%	\$482,781	17.8%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	259	302	-14.2%	240	7.9%
SALES VOLUME	\$331,249,814	\$415,455,766	-20.3%	\$314,232,532	5.4%
AVG. DISCOUNT	6%	7%	-	5%	-
MEDIAN PRICE	\$999,999	\$1,105,000	-9.5%	\$1,100,000	-9.1%
AVERAGE PRICE	\$1,278,957	\$1,375,681	-7.0%	\$1,309,302	-2.3%
AVERAGE PPSF	\$567	\$636	-10.8%	\$583	-2.7%
AVERAGE SF	2,772	2,679	3.5%	2,603	6.5%

South Brooklyn

SUBMARKET OVERVIEW



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	199	230	-13.5%	167	19.2%
SALES VOLUME	\$150,260,611	\$169,784,962	-11.5%	\$119,664,275	25.6%
AVG. DISCOUNT	7%	6%	-	8%	-
MEDIAN PRICE	\$650,000	\$654,000	-0.6%	\$630,000	3.2%
AVERAGE PRICE	\$755,078	\$738,195	2.3%	\$716,553	5.4%
AVERAGE PPSF	\$791	\$772	2.5%	\$749	5.6%
AVERAGE SF	887	922	-3.8%	967	-8.3%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	227	222	2.3%	237	-4.2%
SALES VOLUME	\$89,439,241	\$92,724,568	-3.5%	\$92,811,563	-3.6%
AVG. DISCOUNT	5%	4%	-	4%	-
MEDIAN PRICE	\$340,000	\$350,000	-2.9%	\$355,000	-4.2%
AVERAGE PRICE	\$394,005	\$417,678	-5.7%	\$391,610	0.6%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	793	766	3.5%	684	15.9%
SALES VOLUME	\$1,017,213,938	\$994,342,067	2.3%	\$849,889,457	19.7%
AVG. DISCOUNT	9%	8%	-	9%	-
MEDIAN PRICE	\$999,999	\$1,100,000	-9.1%	\$1,015,000	-1.5%
AVERAGE PRICE	\$1,282,741	\$1,298,097	-1.2%	\$1,242,528	3.2%
AVERAGE PPSF	\$572	\$564	1.4%	\$556	2.9%
AVERAGE SF	2,226	2,292	-2.9%	2,306	-3.5%

COMPASS

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