



THE BPC REPORT

Quarter 3 2025

A SURVEY OF APARTMENT TRENDS IN NEW YORK'S BATTERY PARK CITY

Sales Market

OVERVIEW

01

The Battery Park City sales market softened notably in Q3 2025, with average prices sliding 19.12% quarter-over-quarter to \$1,046,194. One-bedrooms were the lone bright spot, posting a 4.12% increase in average pricing, while all other unit types recorded double-digit declines. Two-bedrooms, typically a stable segment of the market, fell sharply both quarter-over-quarter and year-over-year, averaging \$1,367,500. Studios and larger three-bedroom (+) units also trended lower, though limited sales volume makes it difficult to gauge broader patterns. With average PPSF at \$1,079 and sales volume down 53.7% annually, the market reflects both weaker demand and reduced transaction activity compared to last year.

BPC Sales by the Numbers:

- One-bedrooms saw the only quarterly increase, with average prices up 4.12% QoQ.
- Two-bedrooms averaged \$1,367,500, down 25.59% QoQ and down 11.59% YoY.
- Studios and Three-bedroom (+) units saw declines in average prices for the quarter, down 8.65% and 23.51% respectively, but the volume was too light to pick up on any long-term trend lines.



AVERAGE PRICE
\$1,046,194



CHANGE IN PRICE (QoQ)
-19.12%



AVERAGE PPSF
\$1,079



CHANGE IN UNITS SOLD (YoY)
-53.7%



Sales Market



02

BPC SALES MARKET

	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Price	\$1.046.194	-%19,12	\$1.293.435	-%23,70	\$1.371.203
Average PPSF	\$1.079	-%18,6	\$1.326	-%15,25	\$1.273
Median Discount	%2,03	0.0%	%0,00	N/A	-%0,84
Median Price	\$975.000	%6,0	\$920.000	%1,04	\$965.000
Median PPSF	\$1.080	-%17,7	\$1.312	-%9,24	\$1.190
Units Sold	19	-%48,6	37	-%53,66	41

BPC SALES MARKET BY SIZE

Studios	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Price	\$640.000	-%8,65	\$700.625	-%1,01	\$646.539
Median Price	\$640.000	-%8,41	\$698.750	-%1,37	\$648.880
Average PPSF	\$1.173	-%9,49	\$1.296	%4,17	\$1.126
Units Sold	1	-%75,00	4	-%66,67	3

1 Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Price	\$838.588	%4,12	\$805.393	-%5,19	\$884.508
Median Price	\$731.000	%0,00	\$731.000	-%14,31	\$853.090
Average PPSF	\$997	-%13,30	\$1.150	-%16,51	\$1.194
Units Sold	12	-%42,86	21	-%52,00	25

2 Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Price	\$1.367.500	-%25,59	\$1.837.747	-%11,59	\$1.546.800
Median Price	\$1.510.000	-%15,98	\$1.797.211	%9,03	\$1.385.000
Average PPSF	\$1.185	-%22,80	\$1.535	-%8,89	\$1.301
Units Sold	5	-%28,57	7	%0,00	5

3+Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Price	\$2.337.139	-%23,51	\$3.055.420	-%23,48	\$3.054.125
Median Price	\$2.337.139	-%13,28	\$2.695.000	%2,73	\$2.275.000
Average PPSF	\$1.439	-%18,01	\$1.755	-%6,47	\$1.539
Units Sold	1	-%80,00	5	-%87,50	8

Rental Market

OVERVIEW

03

The Battery Park City rental market remained strong in Q3 2025, with average rents climbing 14.78% year-over-year to \$7,515. Leasing activity slowed modestly, with 136 units rented, down 4.23% from the prior quarter, reflecting seasonal cooling after peak summer demand. Studios and one-bedrooms rented at \$4,631 and \$5,647 on average, up 7.54% and up 6.55% for the quarter, respectively. Two-bedrooms rose 5.02% quarter-over-quarter to \$8,958. Despite higher pricing, landlords showed greater flexibility, with listings featuring price drops increasing 22.56% quarter-over-quarter. Overall, Battery Park City continues to command premium rents, though momentum is beginning to balance as supply adjusts and tenant negotiating power subtly increases.

BPC Leasing by the Numbers:

- Average rent was \$7,515, with 136 units rented, down 4.23% from Q2.
- Studios averaged \$4,631, while one-bedrooms rented for \$5,647.
- Two-bedrooms averaged \$8,958, up 5.02% QoQ and up 5.09% YoY.



AVERAGE RENT
\$7,515



% CHANGE AVERAGE RENT (YoY)
+14.78%



% CHANGE LISTING WITH
PRICE DROPS (QoQ)
+22.56%



% CHANGE UNITS RENTED (QoQ)
-4.23%



Rental Market



04

BPC RENTAL MARKET

	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Rent	\$7,515	%18,70	\$6,331	%14,78	\$6,547
Average RPSF	\$91	%4,60	\$87	%6,32	\$86
Price Drops	163	%22,56	133	-%69,01	526
Median Rent	\$7,236	%20,06	\$6,027	%11,40	\$6,496
Total Inventory	215	%49,31	144	-%26,37	292
Units Rented	136	-%4,23	142	-%25,27	182

BPC RENTAL MARKET BY SIZE

Studios	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Rent	\$4,631	%7,45	\$4,310	%10,86	\$4,177
Median Rent	\$5,000	%25,06	\$3,998	%22,51	\$4,081
Average RPSF	\$86	%6,17	\$81	-%98,02	\$85
Units Rented	20	-%16,67	24	-%71,75	46

1 Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Rent	\$5,647	%6,55	\$5,300	%4,28	\$5,415
Median Rent	\$5,350	%8,63	\$4,925	-%0,59	\$5,382
Average RPSF	\$89	%5,95	\$84	%5,95	\$84
Units Rented	65	-%14,47	76	-%16,67	78

2 Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Rent	\$8,958	%5,02	\$8,530	%5,09	\$8,524
Median Rent	\$8,500	%1,19	\$8,400	-%0,39	\$8,533
Average RPSF	\$95	%1,06	\$94	%13,10	\$84
Units Rented	33	-%10,81	37	-%21,43	42

3+Bedroom	Q3 2025	%Change (QTR)	Q2 2025	%Change (YoY)	Q3 2024
Average Rent	\$14,821,00	-%4,00	\$15,439	%8,26	\$13,691
Median Rent	\$14,215	-%4,97	\$14,958	%5,14	\$13,520
Average RPSF	\$98	%2,08	\$96	-%1,38	\$99
Units Rented	18	%260,00	5	%12,50	16