



THE BPC REPORT

Quarter 4 2025

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

Sales Market

OVERVIEW

01

Battery Park City's sales market closed Q4 with firmer pricing and selective momentum, driven largely by the middle of the market. The average price climbed to \$1,214,217, up 16.06% quarter-over-quarter. There was a 36.8% increase in units sold for the quarter, with a 23.81% year-over-year increase in units sold - signaling stronger buyer engagement than a year ago. One-bedrooms averaged \$843,615 (up 0.6% QoQ, down 8.17% YoY) and two-bedrooms reached \$1,543,711 (up 12.89% QoQ, up 2.35% YoY) - underscoring consistent traction in the largest share of inventory. Three-bedroom (+) units rose 18.66% QoQ but remain down YoY, with volume too light to confirm trend direction. While the average PPSF for the neighborhood of \$1,236 was down 7.62% from last year, this was still a 14.6% increase from the third quarter. Looking at the data on balance, Q4 points to renewed pricing stability and solid buyer activity, positioning BPC with measured confidence as we move into 2026.

BPC Sales by the Numbers:

- **Studios** saw a **27.34%** decline in average price for the quarter, but there was low studio inventory, so we can not discern any long-term trend lines.
- **One-bedrooms** were at an average price of **\$843,615** up **0.6% QoQ** and **Two-bedroom** layouts averaged at **\$1,543,711**, advancing **12.89% QoQ**.
- **Three-bedroom (+)** units saw an **18.66%** increase in average price for the quarter, down **29.04%** for the year.



AVERAGE PRICE
\$1,214,217



CHANGE IN PRICE (QoQ)
+16.06%



AVERAGE PPSF
\$1,236



CHANGE IN UNITS SOLD (YoY)
+23.81%



Sales Market



02

BPC SALES MARKET

	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Price	\$1,214,217	16.06%	\$1,046,194	-13.50%	\$1,403,755
Average PPSF	\$1,236	14.6%	\$1,079	-7.62%	\$1,338
Median Discount	-3.25%	0.0%	2.03%	N/A	0.00%
Median Price	\$920,000	-5.6%	\$975,000	-22.03%	\$1,180,000
Median PPSF	\$1,199	11.0%	\$1,080	-8.89%	\$1,316
Units Sold	26	36.8%	19	23.81%	21

BPC SALES MARKET BY SIZE

Studios	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Price	\$465,000	-27.34%	\$640,000	-28.73%	\$652,460
Median Price	\$465,000	-27.34%	\$640,000	-28.73%	\$652,460
Average PPSF	\$810	-30.95%	\$1,173	-25.62%	\$1,089
Units Sold	1	0.00%	1	-50.00%	2

1 Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Price	\$843,615	0.60%	\$838,588	-8.17%	\$918,714
Median Price	\$700,000	-4.24%	\$731,000	-20.18%	\$876,994
Average PPSF	\$1,182	18.56%	\$997	-5.44%	\$1,250
Units Sold	13	8.33%	12	-35.00%	20

2 Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Price	\$1,543,711	12.89%	\$1,367,500	2.35%	\$1,508,335
Median Price	\$1,650,000	9.27%	\$1,510,000	12.47%	\$1,467,000
Average PPSF	\$1,278	7.85%	\$1,185	-6.17%	\$1,362
Units Sold	9	80.00%	5	28.57%	7

3+Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Price	\$2,773,333	18.66%	\$2,337,139	-29.04%	\$3,908,571
Median Price	\$2,775,000	18.73%	\$2,337,139	25.50%	\$3,725,000
Average PPSF	\$1,711	18.90%	\$1,439	-10.89%	\$1,920
Units Sold	3	200.00%	1	-57.14%	7

Rental Market

OVERVIEW

03

Battery Park City's rental market closed out the fourth quarter with notable year-over-year strength despite the expected seasonal slowdown. Average rent climbed over 20% year-over-year to \$7,319, with every layout posting annual gains - signaling that pricing power remained intact through 2025's close. Three-bedroom and larger units were the standout performers, leading both quarterly and annual growth at \$17,248 on average. Studios, one-bedrooms, and two-bedrooms all logged meaningful annual price increases, even as quarterly averages softened heading into winter. With fewer price reductions and a seasonal dip in rented units (-24.26% QoQ), the market remained firm but less active, setting the stage for well-positioned listings to capture renewed demand as 2026 begins.

BPC Leasing by the Numbers:

- **Three-bedroom (+)** units averaged **\$17,248** and were the only units that experienced a quarterly increase, with average prices up **16.38% QoQ** and advancing **19.16% YoY**.
- **Studios** averaged **\$4,560** (down **1.53% QoQ**, up **13.8% YoY**), while **one-bedrooms** averaged for **\$5,490** (down **2.78% QoQ** and up **14.95% YoY**).
- **Two-bedrooms** averaged **\$8,418**, down **6.03% QoQ** and up **5.32% YoY**.



AVERAGE RENT
\$7,319



% CHANGE AVERAGE RENT (YoY)
+20.08%



% CHANGE LISTING WITH
PRICE DROPS (QoQ)
-9.82%



% CHANGE UNITS RENTED (QoQ)
-24.26%



Rental Market



04

BPC RENTAL MARKET

	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Rent	\$7,319	-2.61%	\$7,515	20.08%	\$6,095
Average RPSF	\$92	1.10%	\$91	19.48%	\$77
Price Drops	147	-9.82%	163	-72.05%	526
Median Rent	\$7,122	-1.58%	\$7,236	21.10%	\$5,881
Total Inventory	190	-11.63%	215	-34.93%	292
Units Rented	136	-24.26%	136	-36.81%	163

BPC RENTAL MARKET BY SIZE

Studios	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Rent	\$4,560	-1.53%	\$4,631	13.80%	\$4,007
Median Rent	\$4,673	-6.54%	\$5,000	20.91%	\$3,865
Average RPSF	\$83	-3.49%	\$86	7.50%	\$80
Units Rented	12	-40.00%	20	-42.86%	35

1 Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Rent	\$5,490	-2.78%	\$5,647	14.95%	\$4,776
Median Rent	\$4,900	-8.41%	\$5,350	5.35%	\$4,651
Average RPSF	\$90	1.12%	\$89	25.00%	\$72
Units Rented	53	-18.46%	65	-31.17%	77

2 Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Rent	\$8,418	-6.03%	\$8,958	5.32%	\$7,993
Median Rent	\$8,425	-0.88%	\$8,500	7.79%	\$7,816
Average RPSF	\$98	3.16%	\$95	22.50%	\$80
Units Rented	28	-15.15%	33	-28.21%	39

3+ Bedroom	Q4 2025	%Change (QTR)	Q3 2025	%Change (YoY)	Q4 2024
Average Rent	\$17,248.00	16.38%	\$14,821.00	19.16%	\$14,475
Median Rent	\$18,188	27.95%	\$14,215	36.10%	\$13,364
Average RPSF	\$99	1.02%	\$98	7.61%	\$92
Units Rented	10	-44.44%	18	-16.67%	12