

Q3 2025

Brooklyn Market Report

COMPASS



360 Furman Street, Unit 202
Agent/Team: Paul Dawson
Photo: Rise Media

Brooklyn's residential real estate market demonstrated steady momentum in the third quarter of 2025, with total sales reaching 2,479, marking a 7.6% year-over-year increase. Buyers returned to the market in greater numbers, particularly in the condo segment, which surged 16.7% from Q3 2024, the highest on record. New development activity and rising confidence contributed to record-setting price points, with average and median condo prices reaching \$1.4 million and \$1.16 million, respectively. The co-op closing price dipped slightly, but the well-priced continued to climb, signaling ongoing demand despite limited supply. The desire for space, quality, and access to vibrant neighborhoods remains a top priority for buyers across Brooklyn.

The luxury market posted significant gains. Closings of houses priced \$3 million and above surged 47% year-over-year,

accounting for over 11% of the market. Condo pricing hit new highs in North and Northwest Brooklyn, including areas such as Greenpoint, Williamsburg, Brooklyn Heights, Carroll Gardens and Clinton Hill, with price per square foot reaching \$1,529 and \$1,489, respectively. East Brooklyn, including Bushwick, Crown Heights, and Bedford Stuyvesant, also saw record pricing in the 1-3 family market, with the price per square foot rising 11.4% to \$636.

Contract activity declined 4.4% year-over-year, with co-ops experiencing the largest drop at 12.3%, driven by a 24.1% decline in inventory. Condos fared better, down 8% in signings but up 13.7% in median last ask price. North Brooklyn stood out with condo contracts up 11% and a 16% rise in median price, underscoring strong demand in the area. Houses were the only property type to see an increase in contracts, up 1.7%.

Inventory rose modestly by 1.8% compared to last year. North Brooklyn saw the largest increase in house listings, up 27.5%, while co-op inventory declined the most, down 24.1%. Condo listings made up over a third of active inventory, with the average asking price rising 10.5% annually.

As Q4 begins, Brooklyn's real estate market continues to gain strength, reflecting the broader momentum across New York City. Buyers remain highly competitive, particularly for well-priced, well-located properties, driving record setting activity in several key submarkets and fueling a sharp rise in luxury transactions. This sustained demand, paired with resilient pricing and renewed confidence, positions Brooklyn as a central force in New York City's real estate resurgence, marking a new phase defined by selectivity, strength, and citywide optimism.

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

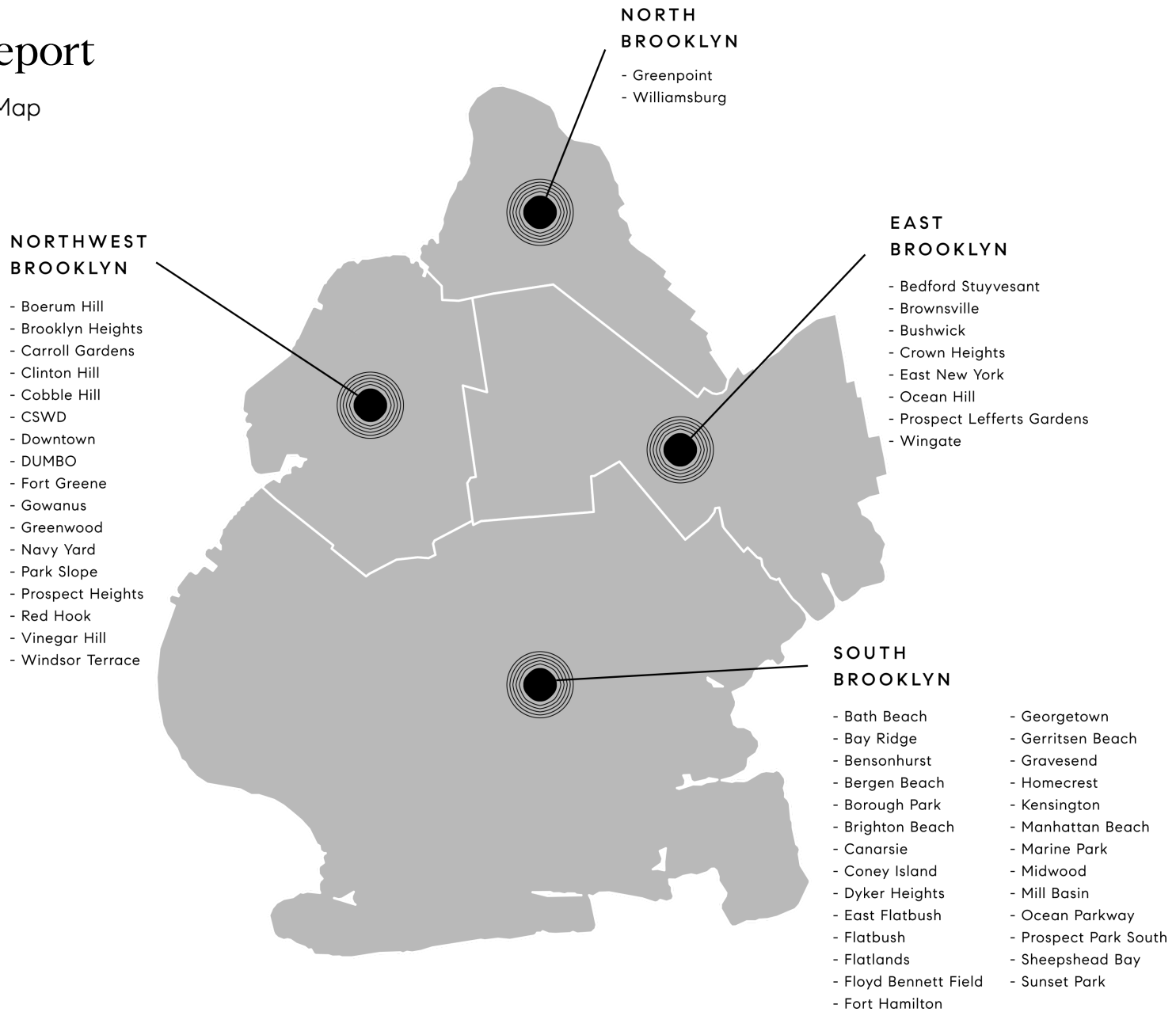
SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Brooklyn

Market Report

Neighborhood Map



The desire for space, quality, and access to vibrant neighborhoods remains a top priority for buyers across Brooklyn.

\$1,421,870

Average Sales Price
Q3 2025

\$1,402,635

Average Condo Price
Q3 2025

\$1,006

Average Price Per
Square Foot Q3 2025

4%

Average Discount
Q3 2025

\$1,100,000

Median Sales Price
Q3 2025

\$777,329

Average Co-op Price
Q3 2025

119

Average Days
on the Market
Q3 2025

16%

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

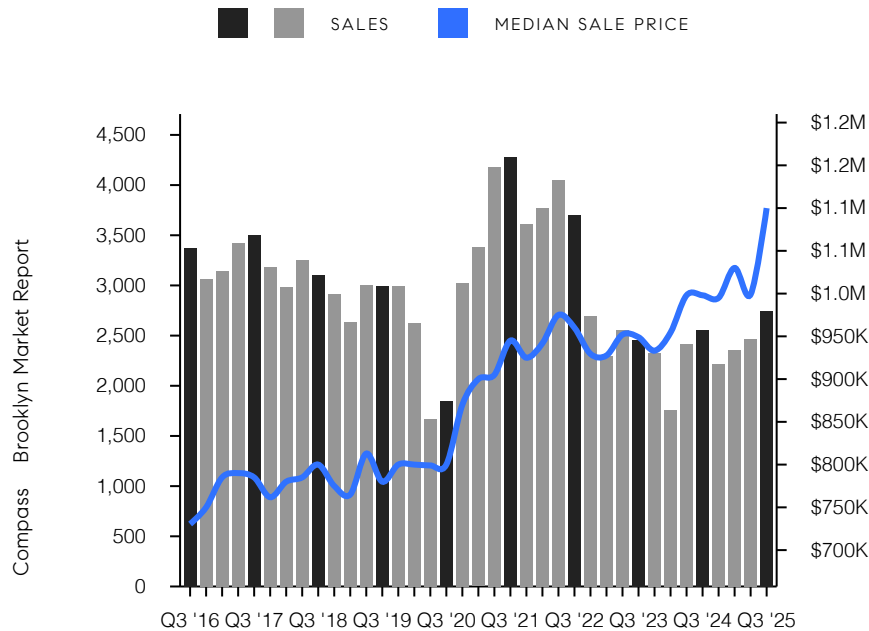
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- Condos were up 16.7% compared to Q3 2024, with a number of new development signings, driving the average and median price up to \$1.4M and \$1.16M, respectively, the highest on record
- Co-ops did not fare as well, falling 1.8% year over year in total closings, but also saw the average and median price attain new records
- A major increase of 47.0% in the number of closings for houses \$3M and above was seen, pushing the price bracket to more than 11% market share, more than 4% higher on average, indicating significant demand for abundant space in desirable neighborhoods



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	951	795	19.6%	815	16.7%
SALES VOLUME	\$1,333,905,622	\$1,076,088,785	24.0%	\$1,035,720,490	28.8%
AVG. DISCOUNT	2%	3%	-	4%	-
MEDIAN PRICE	\$1,159,750	\$1,069,999	8.4%	\$1,015,000	14.3%
AVERAGE PRICE	\$1,402,635	\$1,353,571	3.6%	\$1,270,823	10.4%
AVERAGE PPSF	\$1,319	\$1,215	8.6%	\$1,200	9.9%
AVERAGE SF	1,077	1,121	-3.9%	1,063	1.3%

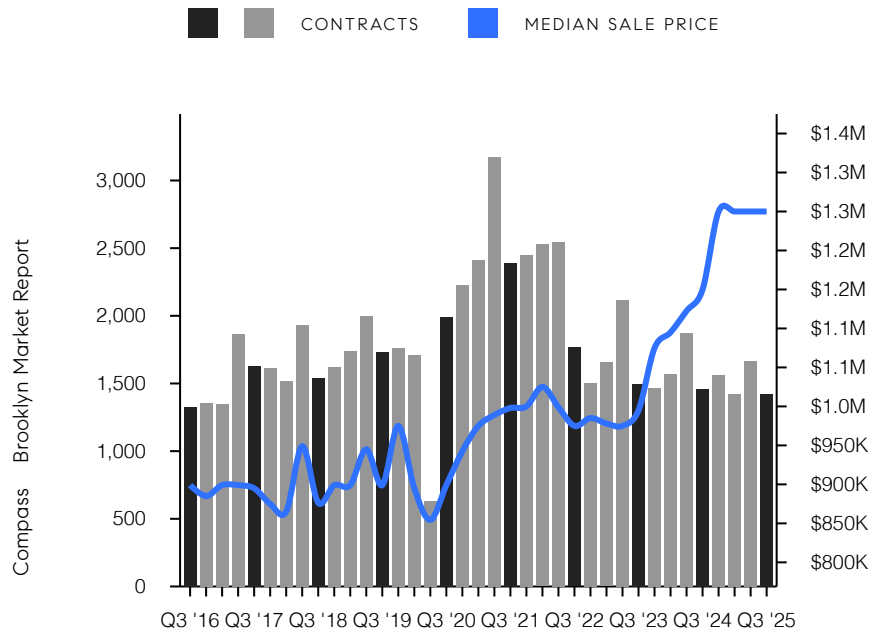
Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	485	451	7.5%	494	-1.8%
SALES VOLUME	\$377,004,501	\$332,267,525	13.5%	\$359,934,043	4.7%
AVG. DISCOUNT	2%	1%	-	2%	-
MEDIAN PRICE	\$555,000	\$520,000	6.7%	\$542,000	2.4%
AVERAGE PRICE	\$777,329	\$736,735	5.5%	\$728,611	6.7%

Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	1,313	1,222	7.4%	1,246	5.4%
SALES VOLUME	\$2,197,809,862	\$1,902,335,659	15.5%	\$1,930,696,147	13.8%
AVG. DISCOUNT	7%	8%	-	7%	-
MEDIAN PRICE	\$1,250,000	\$1,200,000	4.2%	\$1,200,000	4.2%
AVERAGE PRICE	\$1,673,884	\$1,556,739	7.5%	\$1,549,515	8.0%
AVERAGE PPSF	\$717	\$668	7.3%	\$679	5.6%
AVERAGE SF	2,594	2,538	2.2%	2,500	3.8%

Contracts Signed

BY PROPERTY TYPE

- Contract activity declined slightly compared to last year, falling 4.4%
- Houses were the only property type to see an improvement, though they only improved 1.7% year over year
- North Brooklyn was the only submarket where condos had an increase in contracts signed, climbing 11.0% against this time last year and seeing a 16.0% higher median price
- The \$1M-3M range accounted for more than 55% of condo contracts signed, with the \$2M-3M bracket having 17.6% more activity year over year



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# CONTRACTS	583	661	-11.8%	621	-6.1%
AVG. DISCOUNT	4%	3%	-	3%	-
MEDIAN PRICE	\$1,250,000	\$1,195,000	4.6%	\$1,095,000	14.2%
AVERAGE PRICE	\$1,475,246	\$1,424,087	3.6%	\$1,375,228	7.3%
AVERAGE PPSF	\$1,327	\$1,264	5.0%	\$1,243	6.8%
AVERAGE SF	1,101	1,128	-2.4%	1,084	1.6%

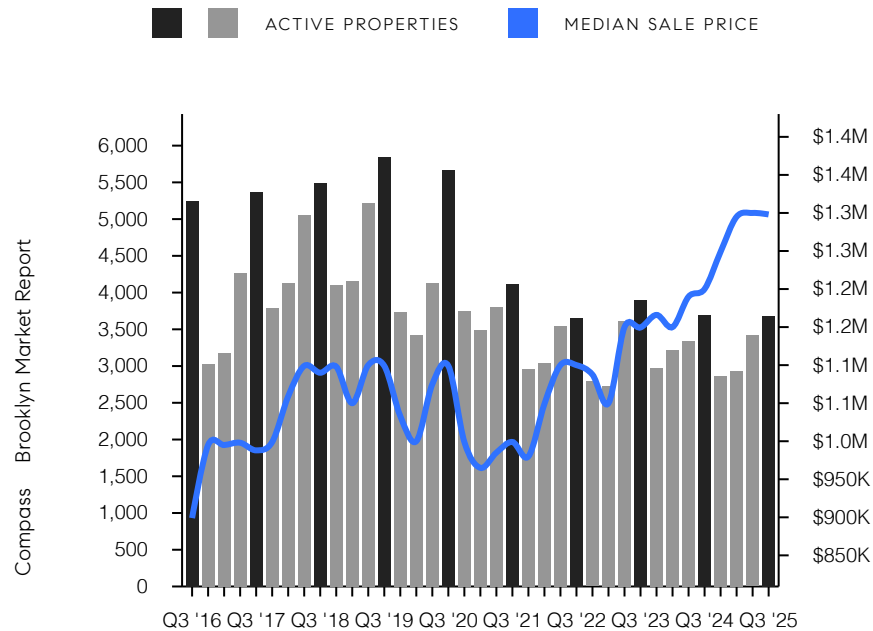
Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# CONTRACTS	178	298	-40.3%	196	-9.2%
AVG. DISCOUNT	3%	2%	-	2%	-
MEDIAN PRICE	\$597,000	\$780,000	-23.5%	\$650,000	-8.2%
AVERAGE PRICE	\$789,048	\$989,389	-20.2%	\$851,603	-7.3%

Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# CONTRACTS	663	710	-6.6%	643	3.1%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	\$1,400,000	\$1,550,000	-9.7%	\$1,395,000	0.4%
AVERAGE PRICE	\$1,758,889	\$1,930,891	-8.9%	\$1,736,467	1.3%
AVERAGE PPSF	\$711	\$771	-7.8%	\$677	5.0%
AVERAGE SF	2,542	2,490	2.1%	2,577	-1.4%

Inventory

BY PROPERTY TYPE

- Inventory was up slightly to just below 3,700 active listings, a 1.8% increase from last year
- Co-ops fell 24.1% in inventory, a direct cause of the decline in contracts signed, as buyers have limited options in an already small, selective market segment
- Houses were 53.1% of inventory, but had mixed price performance, with the average price falling 2.3%, but the median climbing 2.6%
- Most condo listings were in Northwest Brooklyn at 34.1% market share, and the average asking price of these units climbed 6.3% to just above \$2.1M



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# ACTIVES	1,262	1,237	2.0%	1,227	2.9%
MEDIAN PRICE	\$1,100,000	\$1,198,000	-8.2%	\$990,000	11.1%
AVERAGE PRICE	\$1,527,466	\$1,596,200	-4.3%	\$1,372,962	11.3%
AVERAGE PPSF	\$1,243	\$1,284	-3.2%	\$1,181	5.2%
AVERAGE SF	1,192	1,210	-1.5%	1,135	5.0%

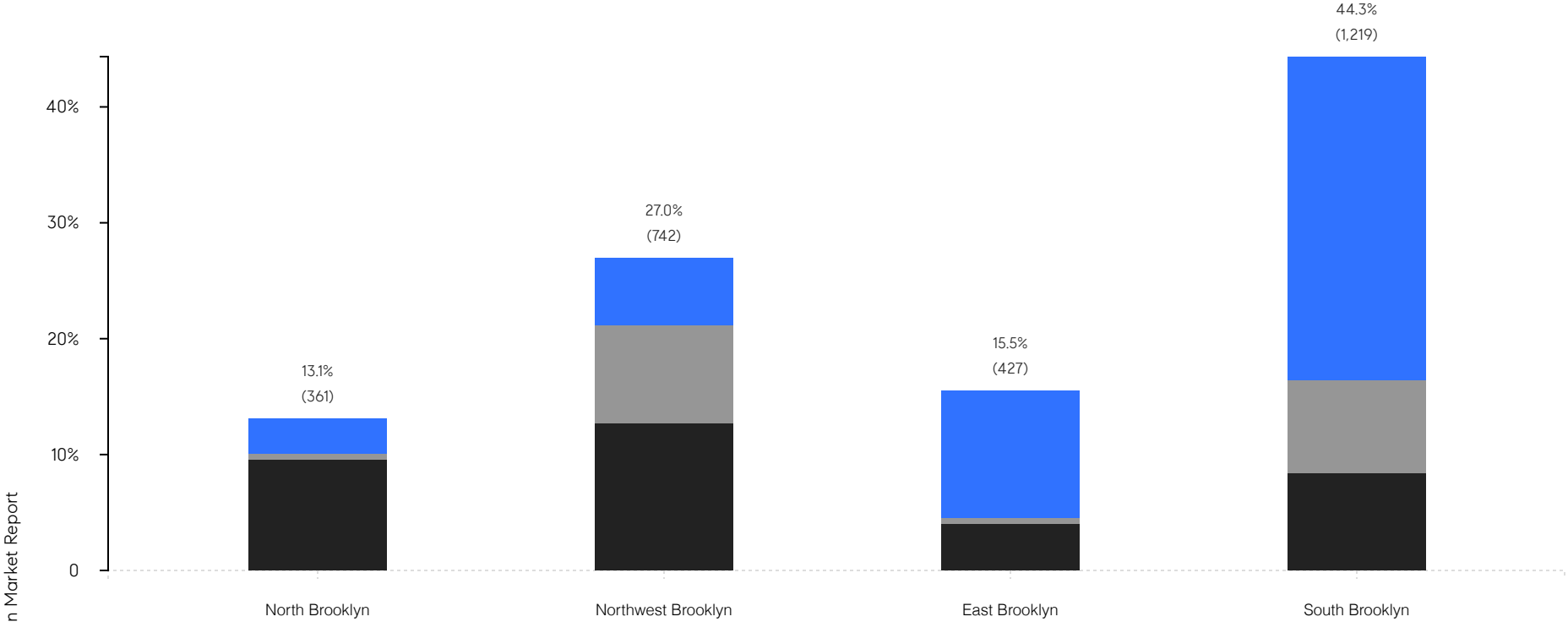
Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# ACTIVES	460	454	1.3%	631	-27.1%
MEDIAN PRICE	\$495,000	\$515,000	-3.9%	\$465,000	6.5%
AVERAGE PRICE	\$678,241	\$700,442	-3.2%	\$664,082	2.1%

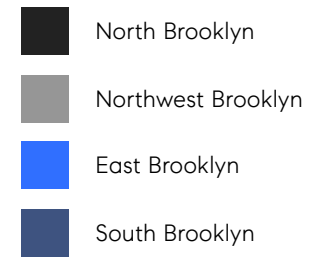
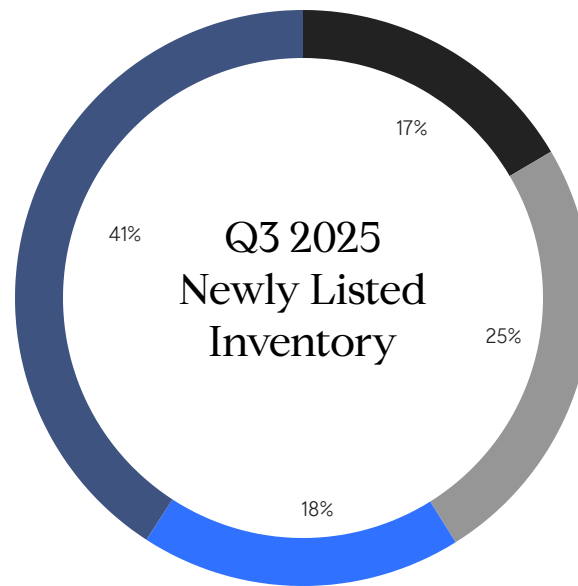
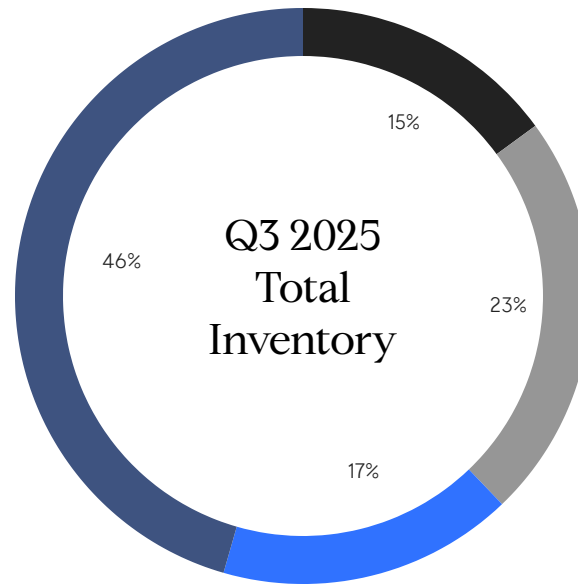
Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# ACTIVES	1,953	1,725	13.2%	1,839	6.2%
MEDIAN PRICE	\$1,680,000	\$1,669,000	0.7%	\$1,600,000	5.0%
AVERAGE PRICE	\$2,299,790	\$2,304,724	-0.2%	\$2,324,199	-1.1%
AVERAGE PPSF	\$786	\$792	-0.8%	\$759	3.6%
AVERAGE SF	3,262	3,301	-1.2%	3,352	-2.7%

Recorded Sales

BY SUBMARKET

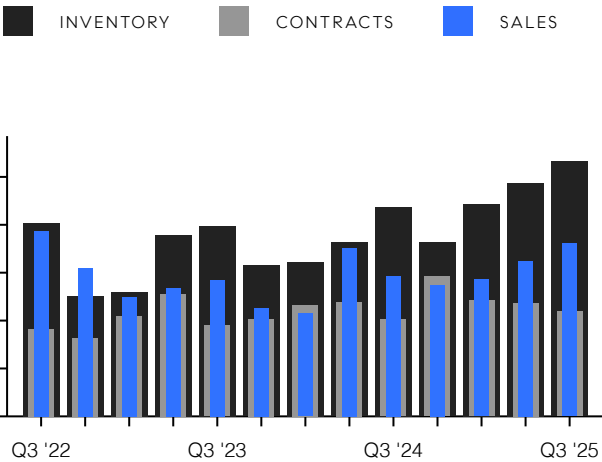
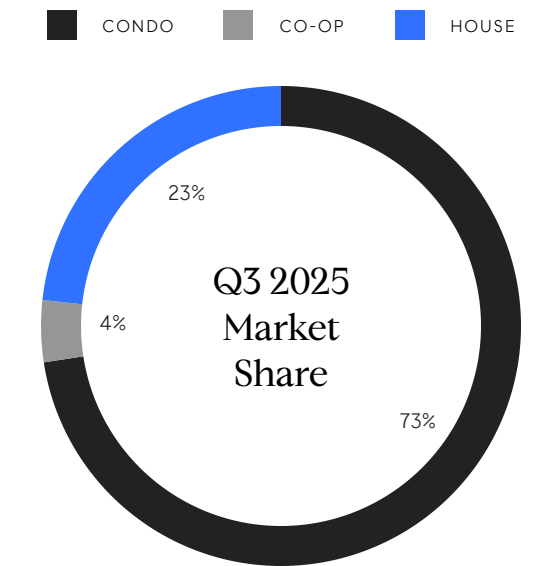
CONDO CO-OP HOUSE





North Brooklyn

SUBMARKET OVERVIEW



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	262	237	10.5%	207	26.6%
SALES VOLUME	\$406,177,527	\$357,536,319	13.6%	\$289,344,796	40.4%
AVG. DISCOUNT	2%	1%	-	3%	-
MEDIAN PRICE	\$1,319,317	\$1,325,000	-0.4%	\$1,230,000	7.3%
AVERAGE PRICE	\$1,550,296	\$1,508,592	2.8%	\$1,397,801	10.9%
AVERAGE PPSF	\$1,529	\$1,401	9.1%	\$1,413	8.2%
AVERAGE SF	967	1,055	-8.3%	951	1.7%

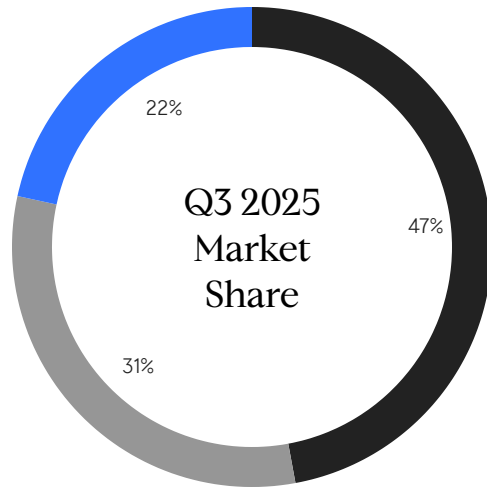
Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	15	7	114.3%	9	66.7%
SALES VOLUME	\$7,055,500	\$4,603,999	53.2%	\$5,234,000	34.8%
AVG. DISCOUNT	0%	-2%	-	-1%	-
MEDIAN PRICE	\$440,000	\$523,000	-15.9%	\$485,000	-9.3%
AVERAGE PRICE	\$470,367	\$657,714	-28.5%	\$581,556	-19.1%

Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	84	81	3.7%	77	9.1%
SALES VOLUME	\$192,908,315	\$138,887,072	38.9%	\$138,215,986	39.6%
AVG. DISCOUNT	6%	8%	-	4%	-
MEDIAN PRICE	\$1,947,500	\$1,395,000	39.6%	\$1,650,000	18.0%
AVERAGE PRICE	\$2,296,528	\$1,714,655	33.9%	\$1,795,013	27.9%
AVERAGE PPSF	\$882	\$674	30.9%	\$689	28.0%
AVERAGE SF	3,074	3,046	0.9%	2,964	3.7%

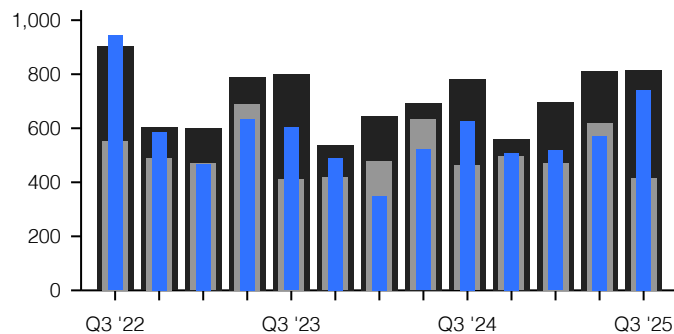
Northwest Brooklyn

SUBMARKET OVERVIEW

CONDO CO-OP HOUSE



INVENTORY CONTRACTS SALES



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	349	243	43.6%	282	23.8%
SALES VOLUME	\$645,992,090	\$460,802,011	40.2%	\$493,327,510	30.9%
AVG. DISCOUNT	0%	4%	-	4%	-
MEDIAN PRICE	\$1,600,000	\$1,600,000	-	\$1,445,000	10.7%
AVERAGE PRICE	\$1,850,980	\$1,896,305	-2.4%	\$1,749,388	5.8%
AVERAGE PPSF	\$1,489	\$1,390	7.1%	\$1,390	7.1%
AVERAGE SF	1,236	1,342	-7.9%	1,231	0.4%

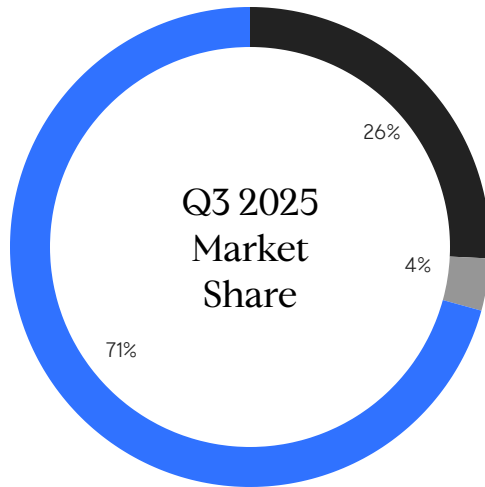
Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	232	195	19.0%	216	7.4%
SALES VOLUME	\$266,830,023	\$223,284,394	19.5%	\$241,448,259	10.5%
AVG. DISCOUNT	0%	-1%	-	-2%	-
MEDIAN PRICE	\$964,500	\$885,000	9.0%	\$929,000	3.8%
AVERAGE PRICE	\$1,150,129	\$1,145,048	0.4%	\$1,117,816	2.9%

Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	160	134	19.4%	129	24.0%
SALES VOLUME	\$593,453,714	\$467,604,228	26.9%	\$476,985,494	24.4%
AVG. DISCOUNT	4%	7%	-	4%	-
MEDIAN PRICE	\$3,386,000	\$2,925,000	15.8%	\$3,000,000	12.9%
AVERAGE PRICE	\$3,709,086	\$3,489,584	6.3%	\$3,697,562	0.3%
AVERAGE PPSF	\$1,206	\$1,152	4.7%	\$1,185	1.8%
AVERAGE SF	3,218	3,227	-0.3%	3,142	2.4%

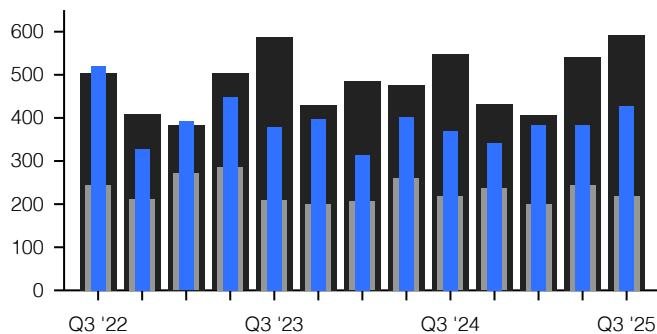
East Brooklyn

SUBMARKET OVERVIEW

CONDO CO-OP HOUSE



INVENTORY CONTRACTS SALES



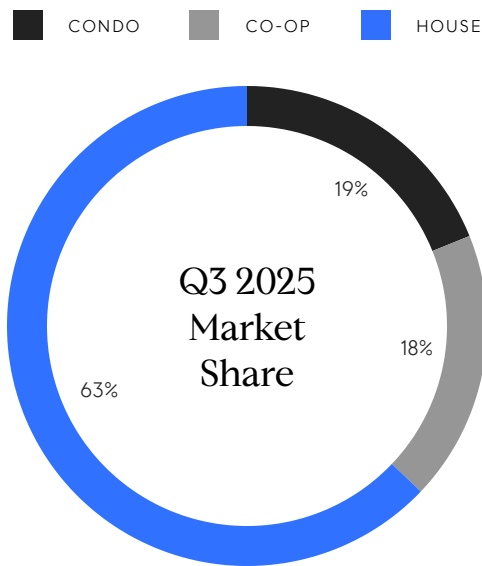
Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	110	99	11.1%	102	7.8%
SALES VOLUME	\$111,951,043	\$96,769,305	15.7%	\$94,359,748	18.6%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	\$938,304	\$920,000	2.0%	\$897,000	4.6%
AVERAGE PRICE	\$1,017,737	\$977,468	4.1%	\$925,096	10.0%
AVERAGE PPSF	\$1,066	\$999	6.7%	\$976	9.2%
AVERAGE SF	1,003	974	3.0%	1,001	0.2%

Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	15	12	25.0%	22	-31.8%
SALES VOLUME	\$9,069,410	\$7,034,000	28.9%	\$13,271,851	-31.7%
AVG. DISCOUNT	6%	3%	-	1%	-
MEDIAN PRICE	\$515,000	\$440,000	17.0%	\$544,873	-5.5%
AVERAGE PRICE	\$604,627	\$586,167	3.1%	\$603,266	0.2%

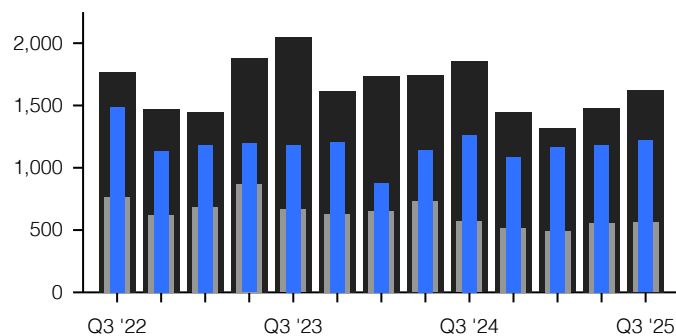
Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	302	273	10.6%	245	23.3%
SALES VOLUME	\$415,455,766	\$391,888,252	6.0%	\$319,270,165	30.1%
AVG. DISCOUNT	7%	6%	-	6%	-
MEDIAN PRICE	\$1,105,000	\$1,210,000	-8.7%	\$1,236,000	-10.6%
AVERAGE PRICE	\$1,375,681	\$1,435,488	-4.2%	\$1,303,144	5.6%
AVERAGE PPSF	\$636	\$597	6.5%	\$571	11.4%
AVERAGE SF	2,679	2,619	2.3%	2,813	-4.8%

South Brooklyn

SUBMARKET OVERVIEW



INVENTORY CONTRACTS SALES



Condos	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	230	216	6.5%	224	2.7%
SALES VOLUME	\$169,784,962	\$160,981,150	5.5%	\$158,688,436	7.0%
AVG. DISCOUNT	6%	6%	-	6%	-
MEDIAN PRICE	\$654,000	\$636,453	2.8%	\$633,158	3.3%
AVERAGE PRICE	\$738,195	\$745,283	-1.0%	\$708,431	4.2%
AVERAGE PPSF	\$772	\$790	-2.3%	\$770	0.3%
AVERAGE SF	922	921	0.1%	925	-0.3%

Co-ops	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	222	235	-5.5%	247	-10.1%
SALES VOLUME	\$92,724,568	\$96,290,132	-3.7%	\$99,979,933	-7.3%
AVG. DISCOUNT	4%	3%	-	5%	-
MEDIAN PRICE	\$350,000	\$380,000	-7.9%	\$350,000	-
AVERAGE PRICE	\$417,678	\$409,745	1.9%	\$404,777	3.2%

Houses	Q3 '25	Q2 '25	%Δ	Q3 '24	%Δ
# SALES	766	733	4.5%	795	-3.6%
SALES VOLUME	\$994,342,067	\$903,116,107	10.1%	\$996,224,502	-0.2%
AVG. DISCOUNT	8%	9%	-	8%	-
MEDIAN PRICE	\$1,100,000	\$1,030,000	6.8%	\$1,000,000	10.0%
AVERAGE PRICE	\$1,298,097	\$1,232,082	5.4%	\$1,253,113	3.6%
AVERAGE PPSF	\$564	\$561	0.5%	\$591	-4.6%
AVERAGE SF	2,292	2,262	1.3%	2,219	3.3%

COMPASS

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