



MENDY REALTY  
INC.

# BEDFORD-STUYVESANT REAL ESTATE MARKET REPORT

Year-End 2025 | 2026 Outlook

Mendy Realty Inc.

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*Local expertise. Real numbers. Investor insights.*

# MARKET SNAPSHOT



Median Sale Price

**\$1.35M**



YOY Price Growth

**+4.2%**



Avg Days on Market

**90 days**



Avg Days on Market

**90 days**



Sale/List Ratio

**98-99%**



Total Closed Sales

**~1,100**



Inventory Trend

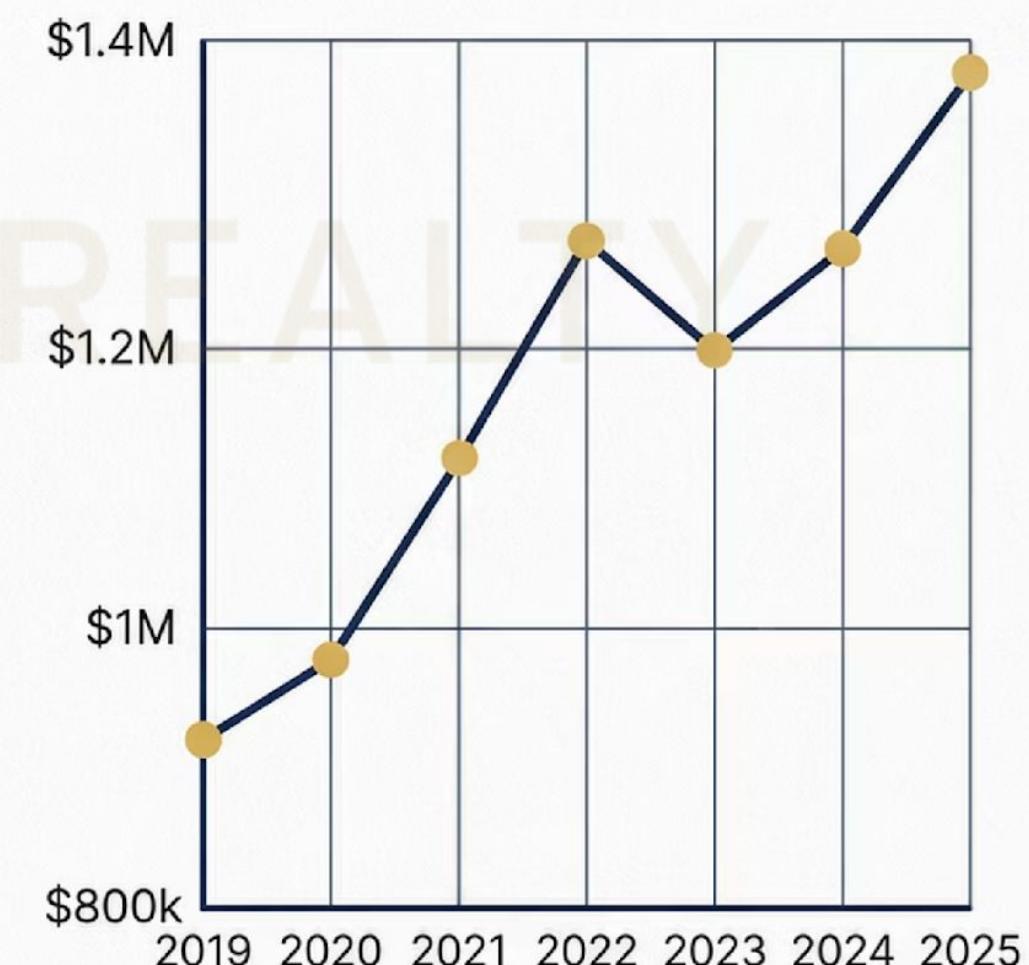
**Moderate/Increasing**



Buyer Demand

**High for brownstones  
& multifamily**

## Median Sale Price Trend 2019-2025



# SALES MARKET PERFORMANCE BY PROPERTY TYPE



Property type pricing reflects Bedford-Stuyvesant's diverse housing stock. Townhouses command premium due to brownstone character and renovation potential. Multifamily properties valued by unit count, location, and rental income. Condo market offers entry point for first-time buyers and investors seeking lower maintenance. Single-family homes balance space and value in residential corridors.

# TOP 15 MOST DESIRABLE STREETS



- 1. Bedford Ave (prime blocks)
- 2. Tompkins Ave
- 3. Hancock St
- 4. MacDonough St
- 5. Lafayette Ave
- 6. Jefferson Ave
- 7. Greene Ave
- 8. Gates Ave
- 9. Fulton St
- 7. Greene Ave
- 8. Gates Ave
- 9. Fulton St
- 10. Nostrand Ave
- 11. Marcy Ave
- 12. Quincy St
- 13. Lewis Ave
- 14. Monroe St
- 15. Putnam Ave

These streets represent Bedford-Stuyvesant's most sought-after blocks based on median sale prices, transaction volume, architectural character, and buyer demand. Prime Bedford Ave blocks command highest values, while tree-lined residential streets offer brownstone charm. Corridor locations balance commercial access with residential appeal. Average sale prices range from \$1.2M to \$2.5M depending on property type and block condition.

# LARGEST TRANSACTIONS OF 2025

## Bedford-Stuyvesant Local Market

114 Lexington Ave · Townhouse

**\$19.6M**



Average Sq Ft:  
**3,200**

31 Spencer St · Brownstone

**\$13.0M**

735-737 Myrtle Ave · Townhouse

**\$4.6M**



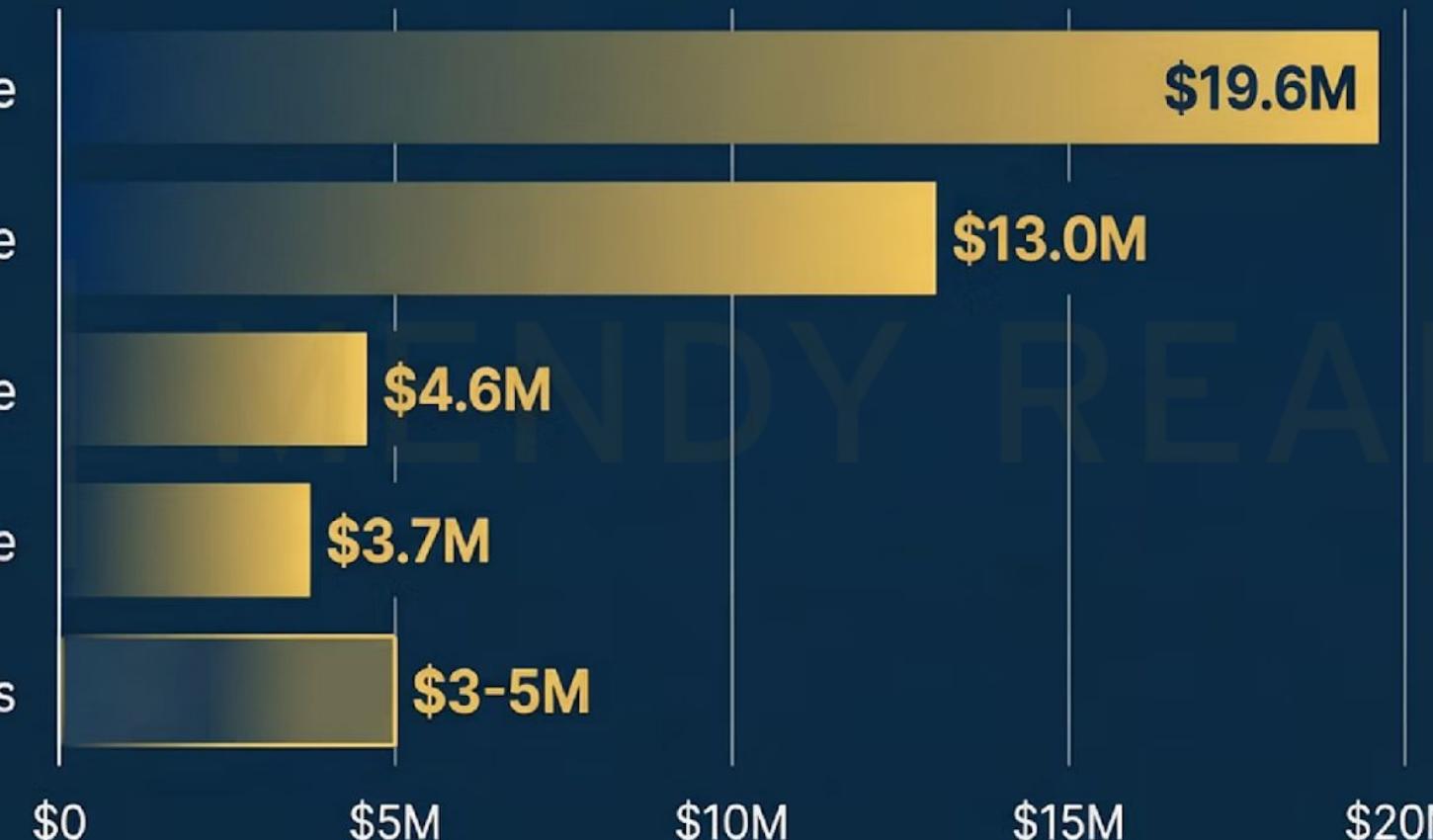
Cap Rate Range:  
**4.5%-5.5%**

684 Myrtle Ave · Brownstone

**\$3.7M**

Other Top Local Sales · Various

**\$3-5M**

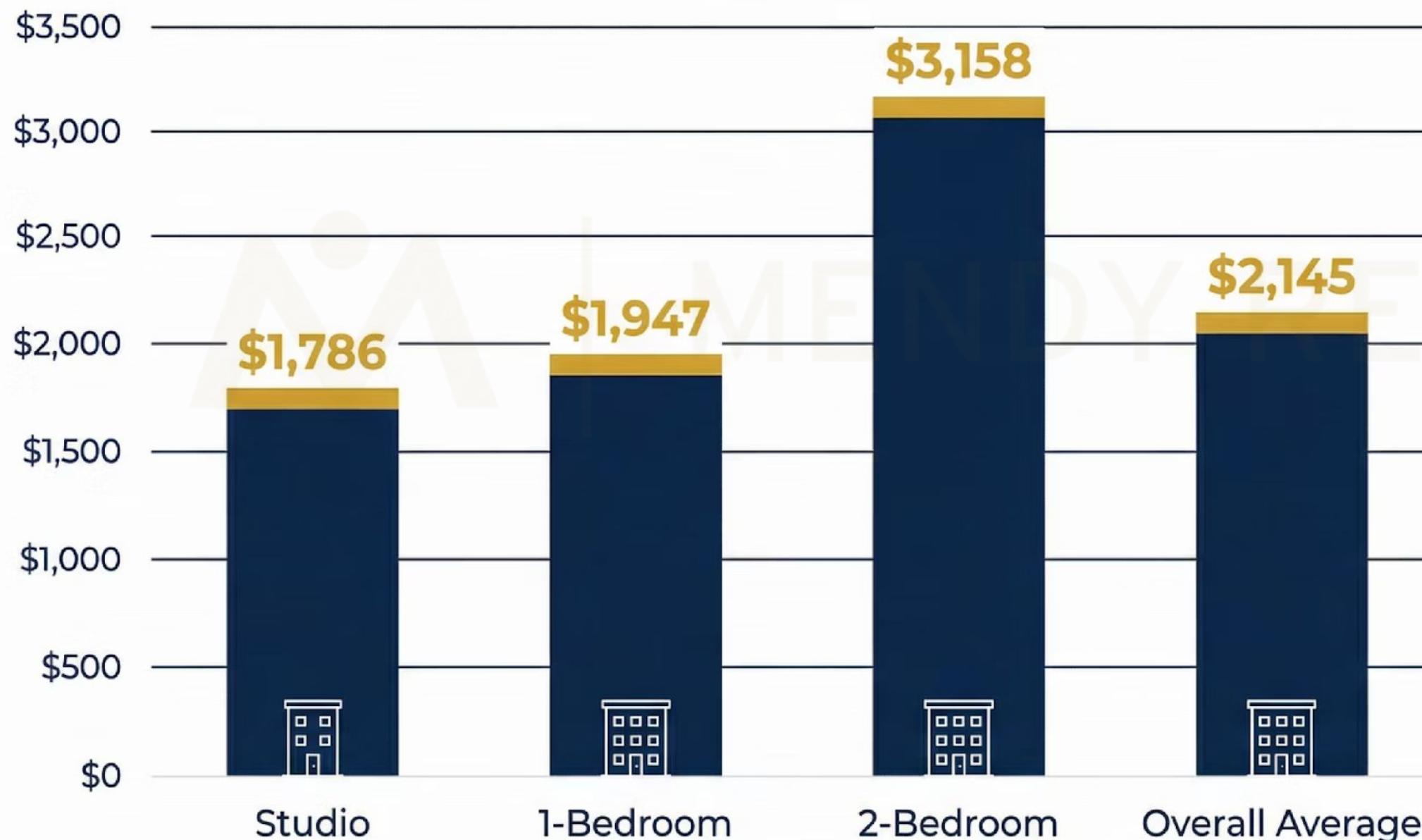


Bedford-Stuyvesant's top-tier transactions reflect premium brownstone and townhouse demand. The \$19.6M Lexington Ave sale represents neighborhood's highest-value residential transaction. Multi-million dollar sales concentrated in prime blocks with architectural significance, original details, and renovation quality. Market depth shown by consistent \$3-5M transaction volume for luxury properties and fully renovated brownstones.



# RENTAL MARKET CONDITIONS

## 2025 Average Monthly Rent by Unit Type



Vacancy Rate

**3-4%**



Rental Demand

**High & Stable**



YOY Rent Growth

**+5.2%**



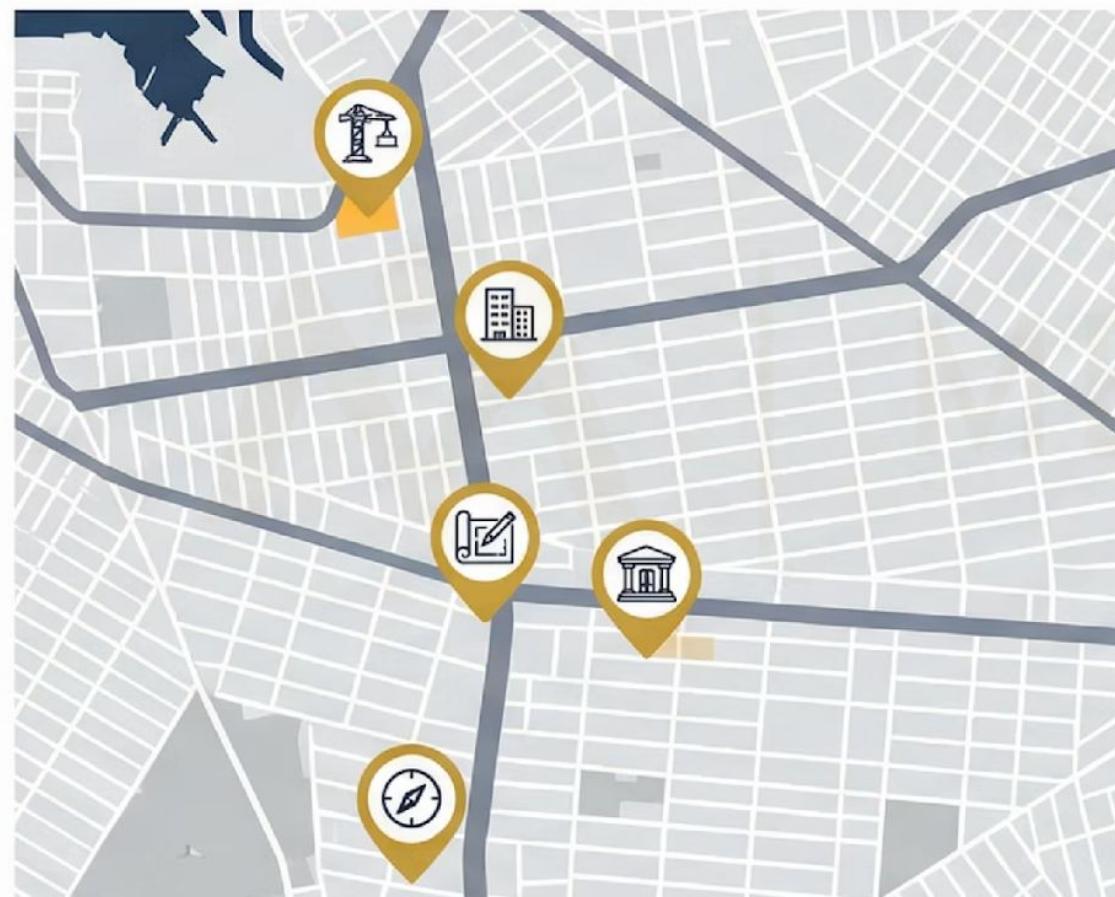
Bedford-Stuyvesant's rental market remains strong with low vacancy rates and steady demand. Two-bedroom units command premium due to family appeal and limited supply.

Overall average rent of \$2,145 positions neighborhood as accessible Brooklyn option compared to Park Slope and Fort Greene.

Rental growth outpacing inflation reflects desirability and neighborhood transformation. Strong landlord fundamentals support multifamily investment strategies.

# NEW DEVELOPMENTS & PIPELINE

## Bedford-Stuyvesant Active Projects



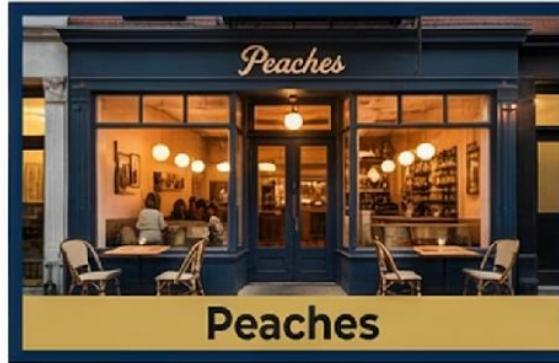
Project Name	Location	Unit Count	Status
<b>Bedford Ave Lot</b>	Bedford Ave	<b>15+ units</b>	Development Site
<b>Fulton St Mixed-Use</b>	Fulton/Nostrand	<b>20+ units</b>	Under Construction
<b>Herbert St Site</b>	Herbert St	<b>Boutique</b>	Pre-Development
<b>MacDonough Conversion</b>	MacDonough St	<b>12 units</b>	Approved
<b>Additional Pipeline</b>	Various	<b>TBD</b>	Planning

Bedford-Stuyvesant's development pipeline reflects selective infill construction and adaptive reuse. Projects concentrate in mixed-use corridors along Bedford and Fulton, balancing new supply with neighborhood character. Boutique developments dominate with 10-25 unit buildings. Expected price points range \$800K-\$1.5M for condos. Pipeline indicates moderate growth without oversupply risk, supporting price stability and rental fundamentals.

# LOCAL AMENITIES & LIFESTYLE

Bedford-Stuyvesant Neighborhood Character

## Dining & Cafes



10-15 top local restaurants

## Retail & Lifestyle

Bedford Ave corridor, boutique fitness studios, independent shops



## Parks & Recreation

Herbert Von King Park, nearby Fort Greene Park



Bedford-Stuyvesant combines historic brownstone charm with evolving cultural amenities. Restaurant scene features Caribbean, French, Italian, and contemporary American cuisine. Bedford Avenue corridor anchors retail activity with independent shops and services. Parks provide green space and community gathering. Neighborhood walkability and cultural vitality enhance residential appeal and support property values.



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## Lifestyle Quality Indicators



**Walkability Score: 95**  
(Walker's Paradise)



**Dining Density:**  
High Concentration



**Cultural Amenities:**  
Rich Arts Scene



**Family-Friendly Rating:**  
Excellent Schools & Parks

# INVESTMENT & UPSIDE ANALYSIS

## Why Bedford-Stuyvesant Offers Compelling Value



### Price Advantage

Median prices 20-30% below Park Slope and Fort Greene while offering similar brownstone character and transportation access. Entry point for Brooklyn real estate without premium pricing.



### Income & Appreciation

Rental yields 4-6% combined with steady 3-5% annual appreciation create balanced total returns. Multifamily properties benefit from rent stabilization and tenant demand.



### Market Fundamentals

Limited new supply, strong transportation (A/C lines), cultural amenities, and ongoing neighborhood investment support long-term value. Institutional investors entering market validates trajectory.



# 2026 OUTLOOK & NEXT STEPS

- Moderate price appreciation expected (3-5% YOY)
- Continued strong rental demand with low vacancy
- Selective new development maintains supply balance
- Strong market fundamentals remain intact



**Work with Bedford-Stuyvesant Experts**

**718-751-0738**



Local knowledge. Market data. Investment strategy.

**MendyRealty.com** 