

Crown Heights Real Estate Market Report

Year-End 2025



\$1.1M

Median Sale Price



+5.8%

YoY Growth



57-76

Days on Market

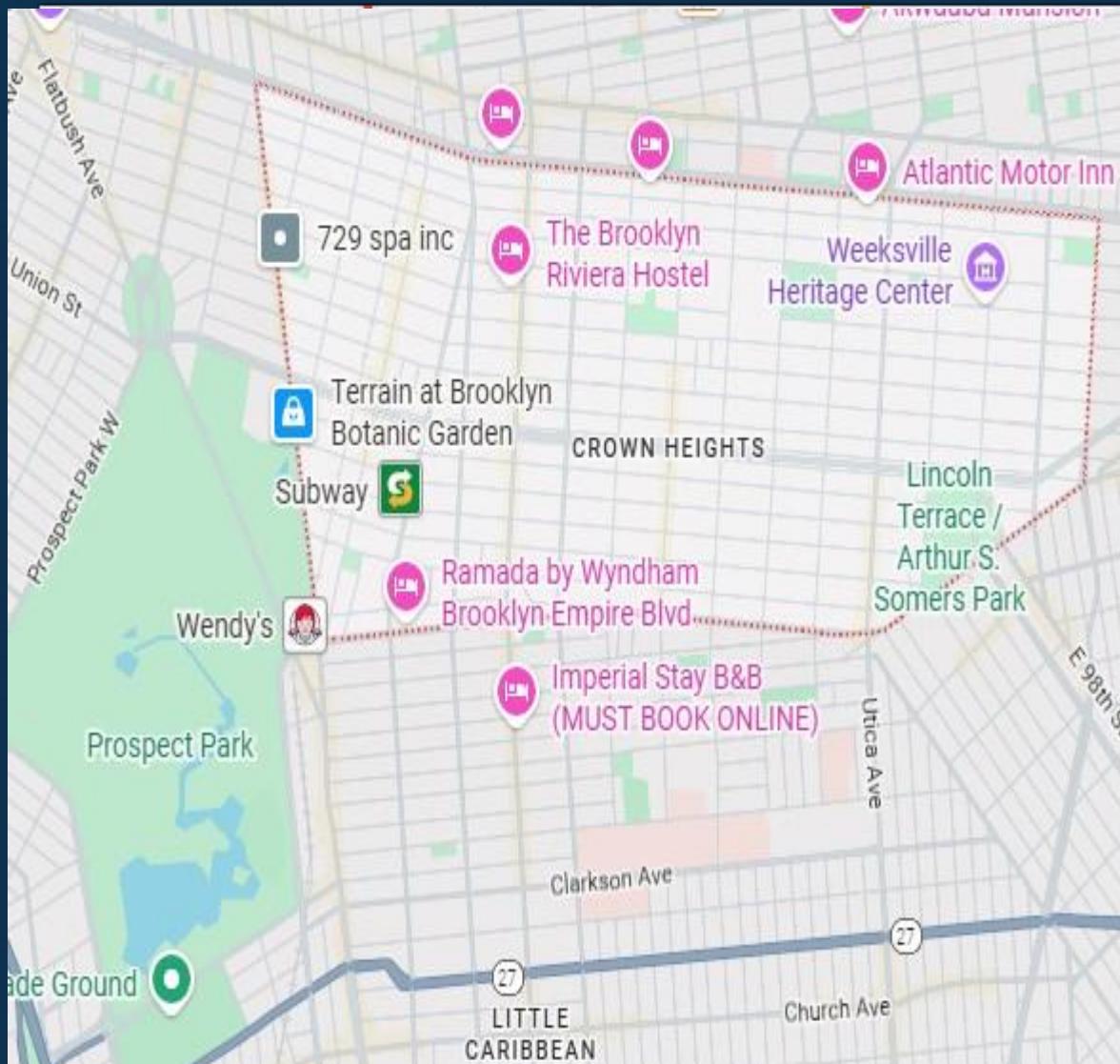
- Townhouses and multifamily properties leading price appreciation
- Franklin Ave, Bedford Ave, and Empire Blvd high-demand corridors
- Strong rental demand driving higher rents
- Multiple new developments underway





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Neighborhood Overview



Transit & Access

Served by 2, 3, 4, 5, B, Q subway lines with bus routes along Franklin Ave and Bedford Ave providing excellent connectivity throughout Brooklyn and Manhattan.



Cultural Highlights

Home to Brooklyn Museum, Brooklyn Botanic Garden, and Prospect Park. Tree-lined historic brownstone streets create distinctive character and appeal.





Sales Market Performance 2025

Median Sale Price by Property Type



Median Sale Price Trend (2019-2025)



 Townhouses lead in appreciation with strongest year-over-year gains

 Condos on Franklin Ave and Bedford Ave attract first-time buyers

 Average days on market: 57-76 days, indicating healthy transaction velocity

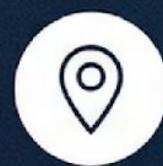


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Rental Market 2025



Rents rising significantly along Franklin Ave, Bedford Ave, and Empire Blvd corridors



Strong absorption rates in new development buildings



Rental demand remains robust across all unit types



Major 2025 Transactions

Address	Sale Price	Notes
263 Eastern Parkway	\$8.9M	62-unit rental asset
945 Bergen Street	\$18.8M	Multifamily (Simon Dushinsky/Rabsky Group)
225 Brooklyn Ave	\$3.81M	Multifamily
1337 President St	\$5.0M	Multifamily
726 Franklin Ave	\$3.1M	6-unit mixed-use
1428 Carroll St	\$2.6M	Multifamily
1388 Union St	\$2.6M	Multifamily
690 Empire Blvd	\$2.1M	Multifamily
429 Eastern Parkway	\$1.93M	Public sale

Total transaction volume reflects continued strong investor interest in Crown Heights multifamily assets.



Active Development & Permits 2025-2026

Project	Units	Status	Notes
960 Franklin Ave	~290	Under Construction	7-story residential, completion Winter 2026
970 Franklin Ave	~355	Approved/Planned	Sale \$54.3M, high-rise residential
73-99 Empire Blvd	~261	Rezoning/Permits	Mixed-use with retail, rezoning approved
964 Franklin Ave	~259	Permits Filed	10-story residential & commercial
745-747 Franklin Ave	~17	Permits Filed	Mid-rise mixed-use building
726 Franklin Ave	6	Completed	Small mixed-use, completed 2025



Significant development pipeline concentrated along Franklin Ave, Bedford Ave, and Empire Blvd corridors, adding substantial rental and retail inventory to the neighborhood.



Local Amenities & Hotspots



Restaurants & Cafes

House of Glatt - Kosher dining hotspot

Izzy's Brooklyn Smokehouse - BBQ and smoked meats

Buff - Trendy casual dining



Boeuf & Bun - Gourmet burgers



Prime Ave - Contemporary American

Crown Heights Mozzarella - Fresh Italian cheese & deli on Troy Ave



Retail & Lifestyle



Boutique shops, grocery markets, fitness studios, and coffee shops create vibrant street life along main corridors.



Parks & Recreation



Prospect Park, Brooklyn Botanic Garden, and numerous playgrounds along Franklin Ave and Bedford Ave provide abundant green space and recreation options.





Investor & Upside Analysis



Value Opportunity

Relative affordability compared to Park Slope and Prospect Heights creates compelling entry point for investors.



Income Growth

Rising rents support strong multifamily investment returns with positive rental trajectory across all unit types.



Transit Premium

Transit-oriented corridors along Bedford Ave, Franklin Ave, and Empire Blvd command highest demand and rent premiums.



Development Signal

Significant development pipeline indicates future appreciation potential and neighborhood momentum with major projects underway.

Broker Insights & Recommendations



Best Blocks for Appreciation

Bedford Ave from Atlantic to President St and Franklin Ave near Eastern Parkway show strongest price momentum and buyer competition.



Brownstone Premium

High-quality brownstones consistently outperform in resale value. Original details and recent renovations command significant premiums.



Value-Add Opportunities

Older multifamily properties along Empire Blvd and Carroll St offer renovation upside for experienced investors seeking higher returns.



New Construction Access

Early access to new construction units provides best terms and appreciation potential. Contact us for pre-market opportunities.



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718-751-0738



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Contact us today for personalized market analysis,
investment opportunities, and exclusive listings.



Sales



Rentals



Investment Analysis

