

Elliman Report

Q2-2025 Brooklyn, NY Sales

“There were more sales with additional price records.”

Brooklyn Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,323,118	3.2%	\$1,281,704	5.1%	\$1,258,799
Median Sales Price	\$995,000	0.0%	\$995,000	0.5%	\$990,000
Number of Sales (Closed)	2,428	5.5%	2,301	0.5%	2,415
Days on Market (From Last List Date)	69	-8.0%	75	-13.8%	80
Listing Discount (From Last List Price)	2.2%		2.7%		2.3%
Listing Inventory	3,363	27.6%	2,635	0.5%	3,345
Months of Supply	4.2	23.5%	3.4	0.0%	4.2
Year-to-Date	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price (YTD)	\$1,302,967	N/A	N/A	6.3%	\$1,225,778
Median Sales Price (YTD)	\$995,000	N/A	N/A	2.1%	\$975,000
Number of Sales (YTD)	4,729	N/A	N/A	2.3%	4,624

Sales rose annually for the third time as price trend indicators continued to push higher to new records. There were 2,428 closings, a 0.5% rise from the same quarter last year, but they were 6.8% less than the decade average of 2,604. The listing inventory grew at the same rate as sales, reaching a total of 3,363. With sales rising at the same rate as listings, market

activity stabilized. The months of supply, how long it takes to sell all listings at the current sales rate, stood at 4.2 months, the same as the previous year's quarter but slower than the decade average of 3.6 months. The share of bidding wars was 22.5%, up from 18.6% last year. In bidding wars, the average premium was 6.2% over the asking price.