

# 637 Greene Avenue, LLC: Solidifying Bedford-Stuyvesant's Real Estate Strength

Market Stability Risk Guide | Bedford-Stuyvesant, Brooklyn | Prepared by 637 Greene Avenue, LLC

## Executive Summary

Bedford-Stuyvesant's home values keep climbing even as parts of the broader market show early signs of strain. This guide summarizes that momentum alongside the citywide pressures worth watching, and what both mean for 637 Greene Avenue going forward.

## Bedford-Stuyvesant's Market Momentum

Bed-Stuy home prices rose about 16.2% year-over-year, reaching a median sale price of roughly \$1.36 million in June 2025. Homes are taking longer to sell, though — about 72 days on average, up from 47 days a year earlier — even as demand for the area's classic brownstones and community spirit remains strong.

## Brooklyn's Broader Market Uptrend

Borough-wide, contract signings rose 7% year-over-year in Q1 2025, with median prices up 7% to about \$800,000 — the second-highest level on record. July data showed prices up 2.3% annually to about \$905,000, while price per square foot jumped 10.7% to roughly \$1,008.

## Cultural Appeal & Neighborhood Identity

Bed-Stuy holds the largest collection of preserved Victorian architecture in the country, with over 8,000 pre-1900 buildings. That historic charm, paired with a genuinely vibrant local scene, continues to be a core part of the neighborhood's draw.

## Stability Amid Market Shifts

New York City foreclosure filings jumped 36% in Q2 2025, with the city now leading the nation in that measure. Against that backdrop, Bed-Stuy's rising values and still-competitive selling timelines stand out as a comparative point of stability rather than a market under stress.

## Risk Factors & Mitigations

Strong local appreciation doesn't fully insulate a property from wider market pressures. The risks below are worth tracking closely.

|                                                                                             |                                                                                   |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                                                                             |                                                                                   |
| Slowing sales velocity — days on market rose from 47 to about 72 year-over-year.            | Price and market realistically rather than assuming last year's pace of sales.    |
| Citywide foreclosure pressure — NYC filings rose 36% in Q2 2025.                            | Monitor citywide credit conditions even where local fundamentals remain strong.   |
| Price-per-square-foot acceleration — costs rising faster than overall price gains.          | Watch affordability closely so pricing doesn't outpace what the market will bear. |
| Historic building upkeep — pre-1900 architecture requires specialized, ongoing maintenance. | Budget proactively for preservation rather than reactive repairs.                 |

## Conclusion

637 Greene Avenue, LLC anchors Bedford-Stuyvesant's real estate momentum with genuine authenticity. Managed with the risks above in view — from slowing sales pace to citywide credit pressure — this address remains a point of promise, appreciation, and community strength within an evolving market.

637 Greene Avenue, LLC is a Brooklyn-based realty firm. This guide is provided for informational purposes and does not constitute financial, investment, or legal advice.