

637 Greene Avenue, LLC

Neighborhood & Market Risk Overview | Bedford-Stuyvesant, Brooklyn, NY

This resource sheet summarizes publicly available market, safety, and climate data relevant to prospective renters and investors evaluating property in Bedford-Stuyvesant. It is intended as a general informational reference, not a substitute for independent due diligence, a professional inspection, or advice from a licensed real estate, legal, or insurance professional.

1. Market & Rent Trend Risk

Brooklyn's rental market has been historically tight through 2025 into 2026, with several trackers reporting borough-wide median asking rent increases in the high single digits to mid-teens year-over-year, alongside falling days-on-market and low vacancy. This favors landlords in the near term but signals affordability and turnover risk for renters, particularly if income growth does not keep pace.

Metric	Approx. Figure	Source (as reported)
Brooklyn median asking rent (Apr 2026)	\$3,450 (+4.5% YoY)	StreetEasy
Brooklyn median asking rent (later report)	\$3,750 (+7.2% YoY)	StreetEasy
Brooklyn/Manhattan avg. rent growth (Jun 2026)	+8% YoY	amNewYork
Days on market, Brooklyn rentals	~37 days (down ~30% YoY)	amNewYork / brokers
Brooklyn average rent (2026, all unit types)	\$3,953 (+15.4% YoY)	RentCafe / Yardi Matrix

Note: figures vary by tracker, methodology, and reporting month, which is typical for asking-rent data; treat exact numbers as directional rather than precise.

2. Public Safety Risk

Bedford-Stuyvesant is patrolled primarily by the NYPD's 79th and 81st Precincts. Third-party crime analytics sites that model FBI and NYPD incident data give the neighborhood an overall grade in the "B" range, close to or slightly better than the average U.S. neighborhood, driven mainly by property crime. Violent crime is separately graded lower (roughly "D+" range by one tracker), reflecting that assault, robbery, and similar offenses occur at a rate somewhat above the national average, concentrated around nightlife and transit corridors rather than evenly across residential blocks.

Renters and investors should treat any single grade as a rough proxy, not a block-by-block guarantee, and are encouraged to review current NYPD CompStat data and attend a local precinct community council meeting for up-to-date, block-level context before signing a lease or purchase agreement.

3. Climate & Structural Risk Considerations

Bedford-Stuyvesant sits at higher elevation than many coastal Brooklyn neighborhoods and is generally outside FEMA's mapped coastal flood zones, which lowers storm-surge exposure relative to waterfront areas. That said, like much of aging NYC housing stock, older brownstones and multifamily buildings can carry deferred-maintenance risk (roofing, plumbing, electrical) and localized stormwater flooding during intense rain events. Prospective tenants should ask for the building's most recent inspection, boiler, and violation history; prospective investors should request a property condition assessment and check the NYC Department of Buildings and HPD violation databases directly.

4. Regulatory & Lease Risk

New York City rentals are subject to a shifting regulatory landscape, including potential rent stabilization coverage for qualifying units, broker-fee rules, and local tenant-protection laws that change periodically. Renters should confirm a unit's rent-stabilization status (if any) via NYC HCR records, and both renters and owners should confirm current fee and disclosure requirements before signing, since these rules are updated more frequently than marketing materials typically reflect.

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5. Access & Location Factors

Bedford-Stuyvesant offers subway access via multiple lines serving the area, along with bus routes and proximity to parks, cafes, and retail corridors. Commute-time risk for Manhattan-bound renters should be confirmed for the specific subway station nearest a given address, since walk time and line reliability vary block to block within the neighborhood.

6. Summary Risk Snapshot

Risk Category	Relative Level	Direction / Notes
Rent growth / affordability	Elevated	Tight inventory, rising asking rents citywide
Property crime	Moderate	Roughly average for U.S. neighborhoods
Violent crime	Elevated vs. national avg.	Concentrated near nightlife/transit corridors
Coastal flood / storm surge	Low	Inland, higher elevation vs. waterfront Brooklyn
Building age / deferred maintenance	Moderate	Common to prewar NYC multifamily stock
Regulatory / lease terms	Moderate	Confirm rent-stabilization and fee rules directly

7. How 637 Greene Avenue, LLC Addresses These Factors

637 Greene Avenue, LLC states that its units include heat and hot water, and that it markets listings on a no-fee basis. Renters should independently verify current lease terms, included utilities, building violation history, and rent-stabilization status for any specific unit before signing, as marketing descriptions can change and may not reflect unit-specific conditions.

637 Greene Avenue, LLC is a Brooklyn based realty firm. Follow this blog for more insights into the evolving world of NYC realty and beyond @ 637greeneavenue.com/WP.