

Bedford-Stuyvesant Real Estate

Market Conditions & Investment Risk Summary — 637 Greene Avenue, LLC

This resource sheet summarizes reported market conditions in the Bedford-Stuyvesant submarket of Brooklyn, New York, alongside standard risk factors relevant to residential real estate investment and tenancy decisions in the area. Figures below are drawn from publicly reported market commentary and should be independently verified before use in any financial or leasing decision.

Market Snapshot

Metric	Reported Figure	Scope
Median home sale price	~\$1.3 million	Bedford-Stuyvesant
Year-over-year price change	~+14%	Bedford-Stuyvesant
Average days on market	~69 days	Bedford-Stuyvesant
Median sale price, Q1 2025	~\$800,000	Brooklyn (borough-wide)
Signed contracts, YoY change	~+7%	Brooklyn (borough-wide)
Rental trend, 1–2 BR units	Steady, modest upward drift	Bedford-Stuyvesant

Sources: neighborhood market commentary, borough-level transaction data as reported for Q1 2025.

Neighborhood Context

Bedford-Stuyvesant is a historically significant Brooklyn neighborhood known for a dense stock of pre-1900 brownstones, a strong cultural legacy, and ongoing demographic change. This combination of architectural character and gradual redevelopment continues to draw both owner-occupants and renters, and is a common driver cited for price appreciation in the submarket relative to the broader Brooklyn market.

Key Risk Factors to Consider

- **Market cyclicity.** Reported price gains and shortened days-on-market reflect a point-in-time snapshot. Residential markets in gentrifying submarkets can be more volatile than established ones, and multi-year appreciation is not guaranteed to continue at recent rates.
- **Interest rate sensitivity.** Financing costs directly affect buyer demand and achievable sale prices. Rate movements can compress or expand the pool of qualified buyers faster than local fundamentals change.
- **Affordability and rent-regulation exposure.** New York City's rent stabilization framework and local tenant-protection rules can affect achievable rents and renovation-driven rent increases for a meaningful share of the area's older housing stock; owners and investors should confirm the regulatory status of any specific unit or building.
- **Valuation and appraisal risk.** Rapid appreciation increases the risk that a purchase price outpaces appraised value or comparable sales, which can affect financing and resale timing.
- **Concentration risk.** Reliance on a single neighborhood or building for investment exposure limits diversification relative to broader Brooklyn or citywide holdings.
- **Liquidity and timing risk.** Average days-on-market figures are averages; individual property types, price points, or renovation states can take materially longer to transact, affecting exit timing.

- **Data reliability.** Figures cited in neighborhood-level market commentary vary by source and methodology (e.g., listing-based vs. closed-sale data) and should be cross-checked against MLS, ACRIS, or licensed appraisal data before use in a transaction.