637 Greene Avenue, LLC

Bedford-Stuyvesant Rental Market Summary & Risk Resource Sheet

This resource sheet summarizes publicly available market, investment, transit, and safety data for Bedford-Stuyvesant, Brooklyn, to support renters and investors evaluating property in the neighborhood, including 637 Greene Avenue.

1. Investment Momentum & Market Risk

Brooklyn's investment sales market rose sharply in 2024, and Bedford-Stuyvesant was a standout within the borough. Strong investor activity can support property values and building reinvestment, but it can also accelerate turnover, ownership changes, and rent resets as buildings trade hands.

Metric	Figure	Source (as reported)
Brooklyn investment sales, 2024	$7.15B (+37% YoY)	Ariel Property Advisors
Brooklyn development-site dollar volume, 2024	$1.33B (+10% YoY)	Ariel Property Advisors
Bed-Stuy multifamily sales, 2024	55+ transactions	Ariel Property Advisors
Brooklyn avg. cap rate, 2024	6.63% (highest since 2012)	Ariel Property Advisors
Brooklyn median asking rent (2026 reports)	$3,450-$3,950 range	StreetEasy / RentCafe

Note: the borough-wide investment figure above is Ariel Property Advisors' full 2024 Brooklyn total, not a Bed-Stuy-only figure; treat neighborhood-level dollar claims with caution unless a source breaks them out separately.

2. Rental Demand & Affordability Risk

Brooklyn rental demand has stayed strong into 2026, with several trackers reporting median asking rent growth in the mid-single digits to mid-teens year-over-year and falling days-on-market. This benefits owners but raises affordability and renewal-risk considerations for tenants, especially if wage growth does not keep pace with rent growth.

3. Transit Access

Bedford-Stuyvesant is served by the A and C trains along its western edge, the G train through the IND Crosstown Line (e.g., Bedford-Nostrand Avenues), and the J and Z trains along the elevated BMT Jamaica Line. Commute time to Manhattan varies meaningfully by which line and station is nearest a specific address, so renters should confirm walk time to the closest station before signing a lease.

4. Public Safety Snapshot

Bedford-Stuyvesant is patrolled primarily by the NYPD's 79th and 81st Precincts. Third-party crime analytics sites modeling FBI and NYPD 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, while grading violent crime lower (roughly "D+" by one tracker), concentrated near nightlife and transit corridors. Treat any single grade as a rough proxy rather than a block-by-block guarantee.

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5. Building Age & Regulatory Considerations

Much of Bed-Stuy's housing stock consists of prewar brownstones and multifamily buildings, which carry typical deferred-maintenance risk (roofing, plumbing, electrical) alongside historic character. New York City rentals are also subject to a shifting regulatory landscape, including potential rent-stabilization coverage, broker-fee rules, and tenant-protection laws that change periodically. Renters should confirm a unit's rent-stabilization status via NYC HCR records and request violation history from NYC HPD/DOB; investors should request a property condition assessment before purchase.

6. Summary Risk Snapshot

Risk Category	Relative Level	Direction / Notes
Investment / ownership turnover	Elevated	Borough investment sales up 37% YoY in 2024
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
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.

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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.