

## Here are 2025's priciest condo filings in Brooklyn and Queens



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New development in New York City's outer boroughs fell into a lull in 2025.

Elevated interest rates and high land prices have made ground-up development more difficult to pencil out, and Brooklyn and Queens saw scaled-back condo filings in response.

The total unit count of the 10 priciest developments declined 36 percent this year from 2024, from 980 to 628. Total projected sellout of the top 10 also declined 34 percent year over year, from \$1.4 billion to \$918 million.

In Brooklyn, the listing inventory for new development condos in the third quarter declined year over year by nearly 25 percent, according to a report from Douglas Elliman and Miller Samuel.

In Queens, the number of closed sales on new development condos declined by 55 percent in the same period.

New Empire Corp's 757 Flatbush Avenue took home the top spot on this year's list. The finish was a sign of the times: the project's \$136 million projected sellout would have come in fifth in 2024.

The neighborhoods home to the biggest condo filings also shifted. Last year's list was dominated by the trendy neighborhoods of Williamsburg, Boerum Hill and Long Island City, while the biggest developments in 2025 were situated further away from Manhattan, including projects in Flatbush, Arverne, and Windsor Terrace.

### 110 Boerum Place, Cobble Hill | Avdoo | \$100 million

Avdoo expects \$100 million from its development on Boerum Place, which will deliver 21 residential units. Valley National Bank provided a \$47 million construction loan this summer. Initial prices will start at about \$3 million for a two-bedroom, according to City Realty.