29 Buffalo Avenue, LLC

Risk Report: 29 Buffalo Avenue, Bedford-Stuyvesant

Neighborhood and rental market overview | July 2026

Executive summary

29 Buffalo Avenue benefits from Bed-Stuy's steady transformation: home values are up 6% over the past year, and 2023 saw a 3% rise in one-bedroom rents to an average of $2,500/month, alongside a broader 5% Brooklyn-wide increase in property values across top neighborhoods. The property's overall risk profile is low, with the main item to monitor being appreciation-pace tracking relative to a strong recent stretch.

Bed-Stuy's rising demand

Bedford-Stuyvesant has seen a remarkable transformation in recent years, evolving from an undiscovered gem into a thriving neighborhood attracting residents looking for character and convenience. Recent statistics show Bed-Stuy's home values have risen 6% over the past year, reflecting increased desirability that should be tracked as an ongoing trend rather than assumed to continue indefinitely at the same pace.

Rental affordability and market position

Bed-Stuy caters to a wide range of renters with a variety of property types, from brownstones to modern apartments, and has become particularly attractive to those seeking affordable living compared to pricier Brooklyn and Manhattan neighborhoods. In 2023, rental rates in Bed-Stuy rose 3%, with average one-bedroom prices reaching $2,500/month — a level that supports 29 Buffalo Avenue's positioning provided renewal pricing tracks sustained local trends rather than a single strong year.

Location and transit access

- Central location: 29 Buffalo Avenue offers a prime position in the heart of Bed-Stuy, with ample local amenities including cafes, shops, and parks.
- Transit access: multiple subway lines within walking distance support convenient commuting, a value driver that sits outside direct ownership control.

Risk summary

Risk area	Observation	Risk level	Mitigation
Home value appreciation pace	Bed-Stuy home values up 6% over the past year	**Low**	Track valuation trend as context; avoid assuming continued pace indefinitely
Rent growth vs. market rate	Bed-Stuy 1BR rents up 3% in 2023, averaging $2,500/mo	**Low**	Price to sustained local trend rather than a single strong year
Borough-wide appreciation	Brooklyn property values up 5% across top neighborhoods in 2023	**Low**	Track borough trend as context, not a direct pricing driver
Transit dependency	Value tied to multiple nearby subway lines	**Low**	Monitor transit service reliability and any planned changes

Brooklyn's broader real estate trend

Brooklyn continues to experience real estate growth as more people move to the borough, driving demand for quality rental units. In 2023, Brooklyn saw a 5% increase in property values across its most desirable neighborhoods, including Bed-Stuy — a favorable backdrop, though one that should inform rather than replace local, neighborhood-specific pricing decisions.

Outlook and recommendation

29 Buffalo Avenue's overall risk profile is low, supported by Bed-Stuy's steady home value growth and continued relative affordability within Brooklyn. We recommend tracking appreciation trends over multiple years rather than a single strong stretch,

pricing rentals to sustained local demand rather than borough-wide averages, and continuing to lead with central location, transit access, and neighborhood character as core differentiators.