

First Quarter 2025

# The Brooklyn Market Report



**TERRACRG**  
COMMERCIAL REALTY GROUP

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# Brooklyn Investment Sales Transactions

## First Quarter 2025 Market Report

# \$1.2B

Total Dollar Volume

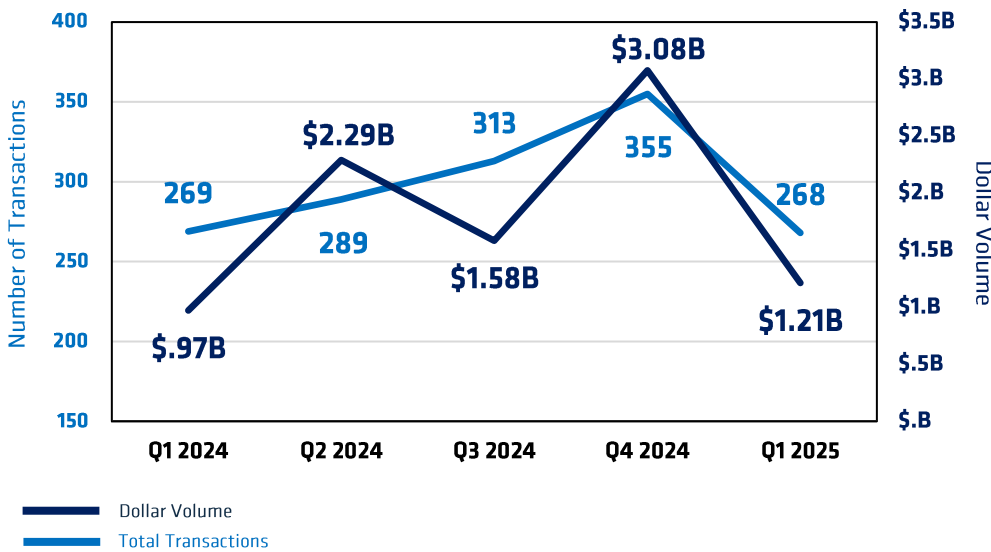
# 268

Total Transactions

Q1 '25

### Quarterly Overview By Dollar Volume & Number of Transactions

Brooklyn investment sales in Q1 2025 rose 25% in total dollar volume year-over-year, compared to Q1 2024. However, volume was down 61% from the previous quarter (Q4 2024). The average transaction size also increased year-over-year, rising 25% from \$3.6 million to \$4.5 million.



### Q1 '25 VS Q1 '24

↑
25%
Total Dollar Volume

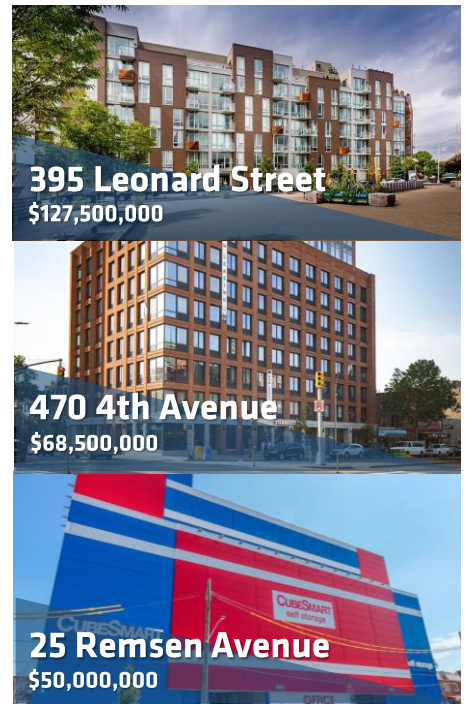
↓
0.4%
Total Transactions

↑
25%
Average Transaction Size

## TOP 10 TRANSACTIONS

Top Transactions by Dollar Volume Q1 2025

Sale Price	Asset	Neighborhood	Asset Type
\$127,500,000	395 Leonard Street	East Williamsburg	Multifamily
\$102,479,005	Pintchik Portfolio	Park Slope	Mixed Use
\$68,500,000	470 4 <sup>th</sup> Avenue	Gowanus	Mixed Use
\$50,000,000	25 Remsen Avenue	East Flatbush	Industrial
\$19,250,000	314 Scholes Street	East Williamsburg	Office
\$17,800,000	224 3 <sup>rd</sup> Avenue	Gowanus	Resi Development
\$17,250,000	14 Wythe Avenue	Greenpoint	Special Use
\$17,040,000	58 Kent Street	Greenpoint	Office
\$15,000,000	741 Flushing Avenue	East Williamsburg	Special Use
\$14,500,000	1462 Atlantic Avenue	Crown Heights	Special Use



# Investment Sales in Brooklyn



## Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed Use	Retail	Industrial	Office	Development	Special Use	Total
<b>Central Brooklyn</b> # of transactions	\$ 33,651,419 11	50,479,040 24	5,700,000 3	68,060,513 5	2,741,781 1	50,521,000 8	1,900,000 1	213,053,759 53
<b>East Brooklyn</b> # of transactions	\$ 1,300,000 1	10,165,000 9	960,000 1	8,300,000 3	0 0	3,627,225 2	800,000 1	25,152,225 17
<b>Greater Downtown Brooklyn</b> # of transactions	\$ 42,522,000 10	211,828,255 14	11,325,000 2	7,000,000 1	0 0	33,850,000 4	20,700,000 2	327,225,255 33
<b>North Brooklyn</b> # of transactions	\$ 164,230,000 12	61,990,000 13	12,525,000 3	20,625,000 3	36,290,000 2	44,753,800 11	32,980,000 3	373,393,800 47
<b>North-Central Brooklyn</b> # of transactions	\$ 39,943,523 19	35,351,705 20	0 0	10,350,000 3	0 0	27,078,536 14	20,340,000 3	133,063,763 59
<b>South Brooklyn</b> # of transactions	\$ 15,020,200 3	10,740,000 7	7,000,000 4	5,750,000 2	0 0	4,500,000 2	2,750,000 2	45,760,200 20
<b>West Brooklyn</b> # of transactions	\$ 9,460,000 7	51,584,375 25	927,000 1	6,800,000 1	17,850,000 2	8,446,830 4	0 0	95,068,205 40
<b>2025 Q1 Volume</b> # of transactions	\$ 306,127,142 63	432,138,375 112	38,437,000 14	126,885,513 18	56,881,788 5	172,777,391 45	79,470,000 12	1,212,717,208 269
2024 Q4 Volume # of transactions	\$1,276,859,589 82	653,894,205 140	229,549,950 39	533,302,675 28	54,270,885 7	270,463,418 51	58,040,000 8	3,076,380,722 355
<b>Q/Q % Change</b>	-76% -23%	-34% -20%	-83% -64%	-76% -36%	5% -29%	-36% -12%	37% 50%	-61% -24%
2024 Q1 Volume # of transactions	\$ 246,851,714 67	212,347,316 97	80,797,040 26	187,811,789 28	42,983,000 6	94,249,656 35	106,840,976 10	971,881,492 269
<b>Y/Y % Change</b>	24% -6%	104% 15%	-52% -46%	-32% -36%	32% -17%	83% 29%	-26% 20%	25% 0%

### Report Methodology

TerraCRG's 2025 Brooklyn Market Report includes investment sales property transactions recorded from January 2025 through March 2025. Asset types analyzed in the report include Multifamily, Mixed Use, Retail, Industrial, Office, Development & Special Use transactions. Recorded transaction sources include NYC.gov Rolling transactions data in conjunction with transactions data from PropertyShark, most have been fact checked by our TerraCRG team. Transactions under \$200,000 have been omitted from the report. Property types include only investment sales properties. Multifamily transactions include buildings with five residential units and up; no commercial use component. Mixed Use transactions include buildings with both residential and commercial use components. Retail transactions include NYC Class K, O6, G3, G4 & G5 buildings and retail condominiums. Industrial transactions include NYC Class E, F, G & L buildings; only commercially zoned buildings (M or C zoning) are accounted for. Office transactions include NYC Class O buildings and office condominiums. Development transactions include residentially zoned land, and under-developed residentially zoned buildings. Special Use transactions include assets that do not specifically fall under the aforementioned asset types. Special Use assets include but are not limited to hotels; commercially zoned vacant land; hospitals; religious structures; and educational structures. If neighborhoods are not included in the individual product type transactions breakdown, there were no recorded transactions that fit our study criteria in that neighborhood.

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# TerraCRG

**\$3B+** in closed transactions

**500+** transactions closed

**Only Brooklyn®.**

**17** years in business

## TerraCRG

TerraCRG is the only commercial real estate brokerage firm focused exclusively on the Brooklyn market. For over 17 years, TerraCRG has been at the center of the transformation of Brooklyn, becoming a true market leader throughout the process. The firm has handled over three billion dollars' worth of transactions in Brooklyn, including some of the borough's largest development sites, multifamily buildings, and industrial assets in Brooklyn's most sought-after neighborhoods. Our team handles investment sales, as well as, commercial leasing, providing full-service advisory for both landlords and tenants.

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