

THE BROOKLYN MARKET REPORT

First Half 2025



TERRACRG
COMMERCIAL REALTY GROUP



718.768.6888 | terracrg.com

THE BROOKLYN MARKET REPORT



1H 2025

TerraCRG, Brooklyn's leading commercial real estate brokerage firm, offers unmatched knowledge of the borough's neighborhoods, trends, and transactions. Our proprietary data spans more than a decade of sales activity across every neighborhood in the borough. By tracking and analyzing commercial transactions in every Brooklyn neighborhood, we deliver detailed, data-driven reports that provide unparalleled market insight.

In the first half of 2025, the Brooklyn commercial real estate market recorded a total transaction volume of approximately \$2.6 billion, across 549 transactions. The average transaction size during this period was approximately \$4.8 million.

Dollar Volume 1H 2025 **\$2.6B**

Transactions 1H 2025 **549**

Dollar Volume 1H 2024 **\$3.3B**

Transactions 1H 2024 **558**

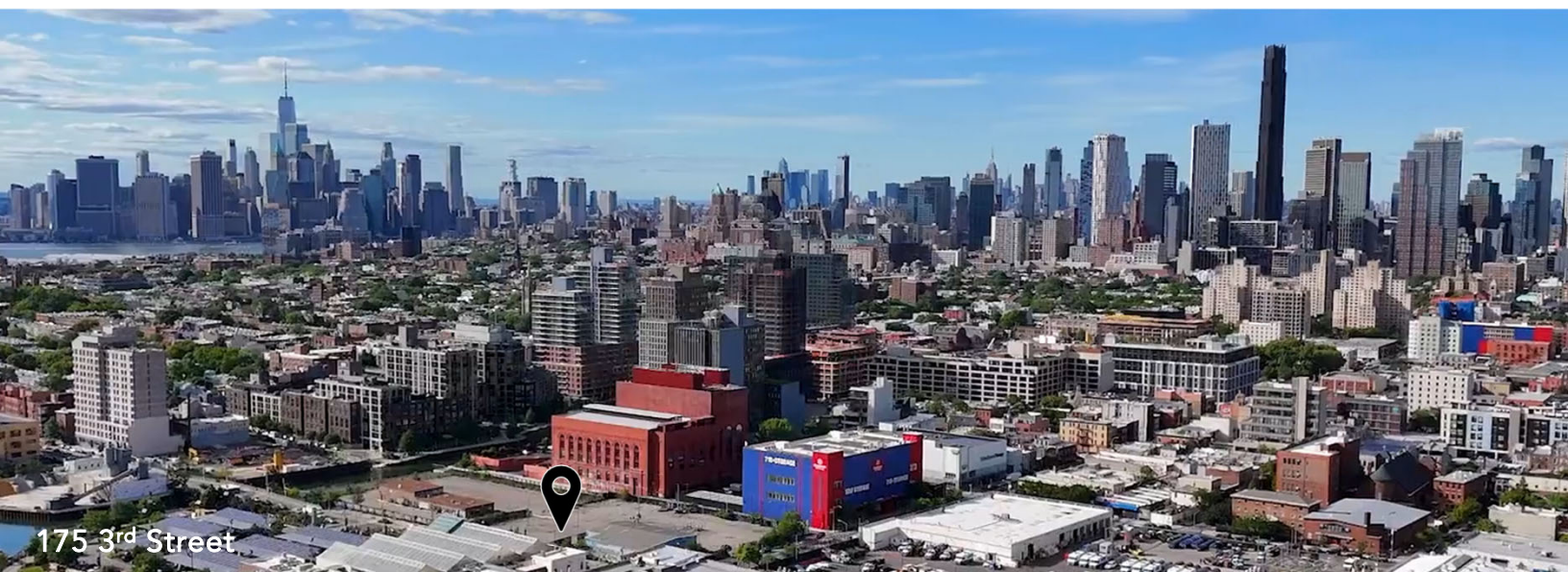
Percentage Change **-19%**

Percentage Change **-2%**

TOP 10 TRANSACTIONS by dollar volume

Sale Price	Closed	Asset	Neighborhood	Asset Type	Lot SF	Existing SF	Total Units
\$ 164,000,000	Q2	175 3rd Street	Gowanus	Development	120,793	13,518	–
\$ 127,500,000	Q1	395 Leonard Street	East Williamsburg	Multifamily	38,983	126,851	188
\$ 102,479,005	Q1	Pintchik Portfolio	Park Slope	Mixed Use	45,490	98,430	100
\$ 100,000,000	Q2	98 Montague Street, Hotel Bossert*	Brooklyn Heights	Special Use	15,600	187,200	–
\$ 69,023,600	Q2	2864 Atlantic Avenue	East New York	Mixed Use	18,111	127,821	181
\$ 68,500,000	Q1	470 4th Avenue*	Gowanus	Mixed Use	14,076	92,722	107
\$ 68,400,000	Q2	88 Chauncey Street	Bed Stuy	Multifamily	167,500	277,200	287
\$ 60,000,000	Q2	95-97 & 107 N 6th Street	Williamsburg	Retail	8,217	13,600	6
\$ 50,000,000	Q1	1 Remsen Avenue	East Flatbush	Industrial	36,000	111,391	–
\$ 32,100,000	Q2	202 8th Street	Gowanus	Multifamily	9,480	56,868	51

*Distressed Transaction



175 3rd Street

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TerraCRG's 2025 Brooklyn Market Report analyzes investment sales transactions recorded from January through June 2025, across asset types including Multifamily, Mixed-Use, Retail, Industrial, Office, Development, and Special Use. Data is sourced from NYC.gov and PropertyShark, verified by the TerraCRG team, and includes only commercially zoned, investment-grade properties over \$200,000. The chart below shows dollar and transaction volume broken down by asset class and region. If a neighborhood is not included in the individual asset class breakdown, no qualifying transactions were recorded there during the reporting period.

Full report methodology available upon request.

Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed-Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn	\$ 108,738,944	\$ 78,488,040	\$ 13,855,000	\$ 73,810,513	\$ 20,341,788	\$ 69,431,000	\$ 12,025,000	\$ 376,690,284
#	27	42	7	7	3	17	4	107
East Brooklyn	\$ 5,018,850	\$ 89,167,740	\$ 2,460,000	\$ 22,425,000	\$ 4,700,000	\$ 19,238,437	\$ 1,912,670	\$ 144,922,697
#	4	19	2	6	1	8	2	42
Greater Downtown	\$ 137,318,099	\$ 270,681,630	\$ 17,545,000	\$ 8,900,000	\$ 15,955,000	\$ 222,995,000	\$ 128,825,000	\$ 802,219,729
#	24	27	4	2	1	10	4	72
North Brooklyn	\$ 209,327,688	\$ 90,491,628	\$ 95,177,043	\$ 31,428,000	\$ 36,290,000	\$ 111,398,800	\$ 34,155,000	\$ 608,268,159
#	18	22	4	6	2	19	4	75
North-Central	\$ 185,684,168	\$ 60,681,705	\$ 1,675,000	\$ 13,650,000	\$ -	\$ 71,020,396	\$ 23,840,000	\$ 356,551,269
#	46	34	2	4	0	24	5	115
South Brooklyn	\$ 41,616,200	\$ 30,531,350	\$ 20,614,299	\$ 9,650,000	\$ 4,335,000	\$ 11,930,000	\$ 11,500,000	\$ 130,176,849
#	7	23	13	4	2	5	3	57
West Brooklyn	\$ 42,775,000	\$ 82,091,375	\$ 14,257,000	\$ 11,745,000	\$ 49,900,160	\$ 12,296,830	\$ 6,400,000	\$ 219,465,365
#	14	43	5	3	7	6	3	81
2025 1H Dollar Volume	\$ 730,478,948	\$ 702,133,468	\$ 165,583,342	\$ 171,608,513	\$ 131,521,948	\$ 518,310,463	\$ 218,657,670	\$2,638,294,352
Transactions	# 140	210	37	32	16	89	25	549
2024 1H Dollar Volume	\$ 572,031,563	\$ 1,160,882,202	\$ 173,754,540	\$ 353,779,640	\$ 122,199,000	\$ 392,813,171	\$ 487,863,211	\$ 3,263,323,326
Transactions	127	206	49	57	77	89	25	558
YoY % Change (\$)	28%	-40%	-5%	-51%	8%	32%	-55%	-19%
YoY % Change (#)	10%	2%	-24%	-37%	45%	0%	0%	-2%
2024 2H Dollar Volume	\$ 1,556,313,147	\$ 980,363,258	\$ 470,556,371	\$ 621,307,675	\$ 175,890,791	\$ 736,481,001	\$ 118,411,751	\$ 4,659,323,994
Transactions	150	254	68	50	24	98	24	668
PoP % Change (\$)*	-53%	-28%	-65%	-72%	-25%	-30%	85%	-43%
PoP % Change (#)*	-7%	-17%	-46%	-36%	-33%	-9%	4%	-18%

*Compared to 1H 2025



\$3B+

Total dollar volume of
closed transactions

500+

Total transactions
closed

17

Years in
business

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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.