The Brooklyn Market Report 3Q 2025

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TERRACRG
COMMERCIAL REALTY GROUP

Commercial Transactions in the Brooklyn Market

2025 Year-to-Date

As of the third quarter of 2025, the TerraCRG team has verified a total of 887 commercial transactions in Brooklyn, representing a total dollar volume of $4.7 billion.

Market activity has remained relatively consistent compared to the same period in 2024, which recorded 871 transactions and a total dollar volume of $4.85 billion. This reflects a slight 2% increase in transaction count and a modest 3% decrease in total volume year-over-year.

Comparing the third quarter of 2025 to the previous quarter, dollar volume rose by 11% to $1.8 billion, even as the number of transactions declined by 8%, with 290 deals recorded.

On a year-over-year basis, Q3 2025 saw a 15% increase in dollar volume compared to Q3 2024.

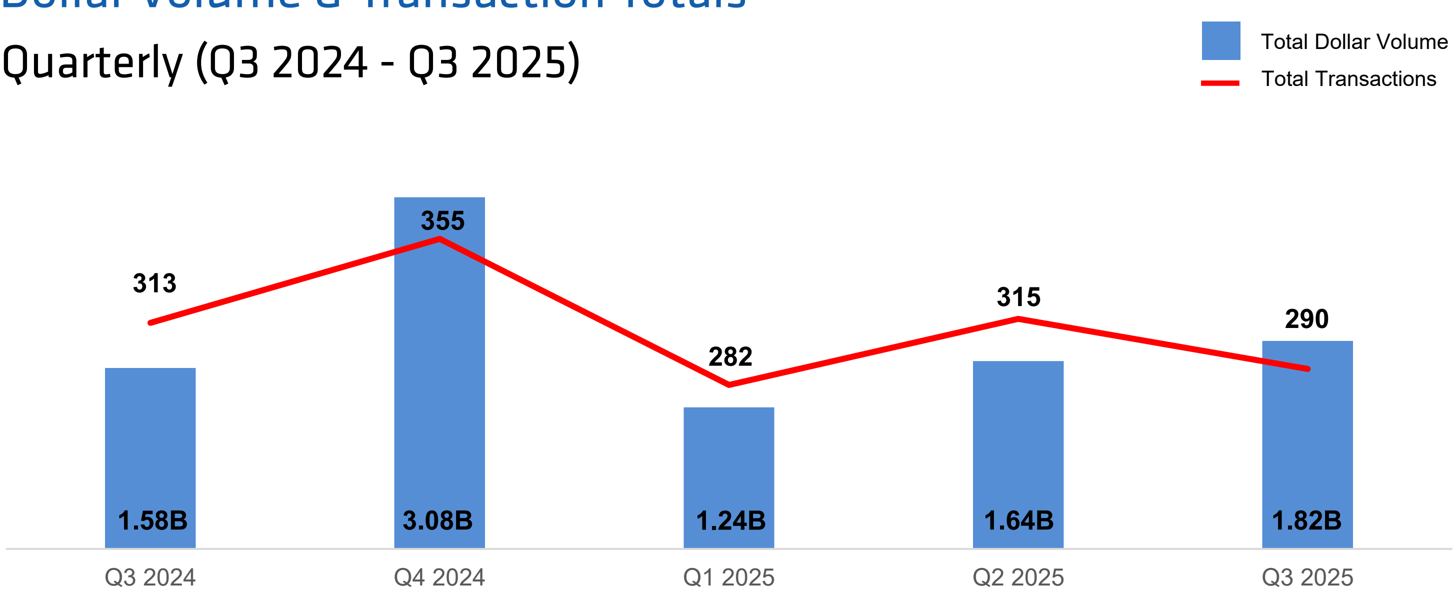
The multifamily sector showed the strongest performance, posting a 62% increase in year-to-date dollar volume over the previous year, totaling $1.38 billion.

In contrast, the industrial market experienced the sharpest decline, with a 50% year-over-year decrease in total dollar volume.

Year-to-date, the Greater Downtown Brooklyn region recorded the highest dollar volume at $1.49 billion, while the North-Central Brooklyn region saw the most transactions, totaling 202.

Brooklyn Commercial Property Transactions Dollar Volume & Transaction Totals

Quarterly (Q3 2024 - Q3 2025)



Summary

Dollar & Transaction Volume by Asset Class & Region

Region		Multifamily	Mixed-Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn		$ 137,178,944	$ 129,001,573	$ 84,715,000	$ 79,620,513	$ 23,666,788	$ 115,763,717	$ 18,025,000	$ 587,971,533
# of transactions		*39*	*64*	*14*	*10*	*6*	*24*	*5*	*162*
East Brooklyn		$ 12,373,850	$ 95,972,240	$ 6,217,390	$ 30,429,750	$ 5,900,000	$ 38,914,621	$ 20,642,670	$ 210,450,521
# of transactions		*11*	*27*	*7*	*7*	*2*	*16*	*5*	*75*
Greater Downtown		$ 448,920,099	$ 330,373,514	$ 87,065,408	$ 8,900,000	$ 91,419,867	$ 278,005,000	$ 244,846,134	$ 1,489,530,021
# of transactions		*45*	*43*	*7*	*2*	*4*	*17*	*6*	*124*
North Brooklyn		$ 303,922,714	$ 376,506,504	$ 108,895,287	$ 54,028,000	$ 36,290,000	$ 159,148,800	$ 63,855,000	$ 1,102,646,305
# of transactions		*32*	*39*	*7*	*10*	*2*	*28*	*6*	*124*
North-Central		$ 246,634,912	$ 124,664,430	$ 34,708,871	$ 13,650,000	$ -	$ 191,995,395	$ 35,145,052	$ 646,798,660
# of transactions		*72*	*65*	*10*	*4*	*0*	*43*	*8*	*202*
South Brooklyn		$ 168,293,048	$ 46,566,350	$ 32,234,718	$ 14,150,000	$ 9,447,113	$ 14,145,000	$ 12,470,000	$ 297,306,229
# of transactions		*9*	*29*	*19*	*5*	*3*	*7*	*4*	*76*
West Brooklyn		$ 63,235,000	$ 128,116,523	$ 21,919,962	$ 18,470,000	$ 49,900,160	$ 64,476,695	$ 20,650,000	$ 366,768,340
# of transactions		*27*	*63*	*9*	*5*	*7*	*9*	*4*	*124*
2025 YTD Dollar Volume		$1,380,558,566	$1,231,201,133	$ 375,756,636	$ 219,248,263	$ 216,623,927	$ 862,449,228	$ 415,633,856	$ 4,701,471,609
# of transactions		*235*	*330*	*73*	*43*	*24*	*144*	*38*	*887*
2024 Q1-Q3 Dollar Volume		$ 851,485,121	$ 1,487,351,255	$ 414,760,961	$ 441,784,640	$ 243,818,906	$ 858,830,754	$ 548,234,961	$ 4,846,266,598
# of transactions		*195*	*320*	*78*	*73*	*28*	*136*	*41*	*871*
% Change Y/Y	$	62%	-17%	-9%	-50%	-11%	0%	-24%	-3%
	#	21%	3%	-6%	-41%	-14%	6%	-7%	2%
2025 Q3 Dollar Volume		$ 597,639,093	$ 403,186,195	$ 186,455,332	$ 31,639,750	$ 83,901,980	$ 334,903,581	$ 181,756,186	$ 1,819,482,118
# of transactions		*76*	*108*	*30*	*10*	*7*	*48*	*11*	*290*
2025 Q2 Dollar Volume		$ 472,298,480	$ 399,766,563	$ 152,394,304	$ 59,223,000	$ 75,840,160	$ 331,593,257	$ 152,157,670	$ 1,643,273,434
# of transactions		*93*	*109*	*26*	*14*	*12*	*47*	*14*	*315*
% Change Q/Q	$	27%	1%	22%	-47%	11%	1%	19%	11%
	#	-18%	-1%	15%	-29%	-42%	2%	-21%	-8%

Report Methodology

TerraCRG's 3Q 2025 Brooklyn Market Report analyzes investment sales transactions recorded from January through September 2025, across asset types including Multifamily, Mixed-Use, Retail, Industrial, Office, Development, and Special Use.

The chart shows dollar and transaction volume broken down by asset class and region. Data is sourced from NYC.gov and PropertyShark, verified by the TerraCRG team, and includes only commercially zoned, investment-grade properties over $200,000.

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.

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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