



The Brooklyn Market Report 2025

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January 2026



TERRACRG
COMMERCIAL REALTY GROUP

Brooklyn Commercial Transactions

2025 Year End Report

The TerraCRG team verified a total of 1,191 commercial transactions in Brooklyn in 2025, representing \$6.6 billion in total dollar volume.

While total volume declined 16% from 2024, transaction activity remained stable year over year and closely aligned with Brooklyn's 10-year average of approximately 1,200 annual transactions, finishing just 3% below 2024 levels.

Market momentum strengthened toward year-end, with the fourth quarter of 2025 closing just under \$1.8 billion in dollar volume across 277 transactions.

Several large deals closed in the final quarter, including three of the nine transactions over \$100 million recorded during the year.

By asset class, residential development emerged as the strongest-performing sector, posting a 24% increase in total dollar volume compared to 2024, driven by several marquee transactions. Multifamily activity increased 12% by transaction count, though total dollar volume declined 23% year over year. The mixed-use sector recorded the highest overall dollar volume, totaling \$1.8 billion across 445 transactions.

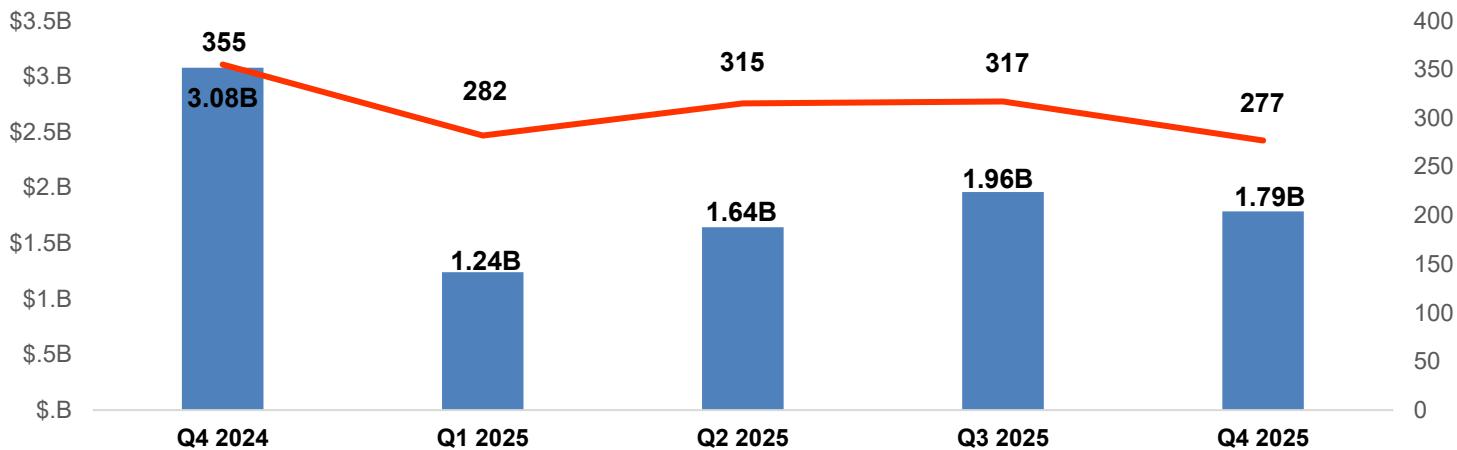
Special-use properties also saw a 10% increase in dollar volume, highlighted by major trades including the Hotel Bossert in Brooklyn Heights for \$100 million and the Maimonides Health Pavilion at 4813 9th Avenue, which sold for \$151.9 million.

Geographically, Greater Downtown Brooklyn led the borough in total dollar volume with approximately \$2 billion across 170 transactions, while the North Central region recorded the highest number of sales at 259 transactions, underscoring continued investor interest across both core and emerging Brooklyn submarkets.

Brooklyn Commercial Property Transactions Dollar Volume & Transaction Totals

Quarterly (Q4 2024 – Q4 2025)

█ Total Dollar Volume
█ Total Transactions



Brooklyn Commercial Transactions

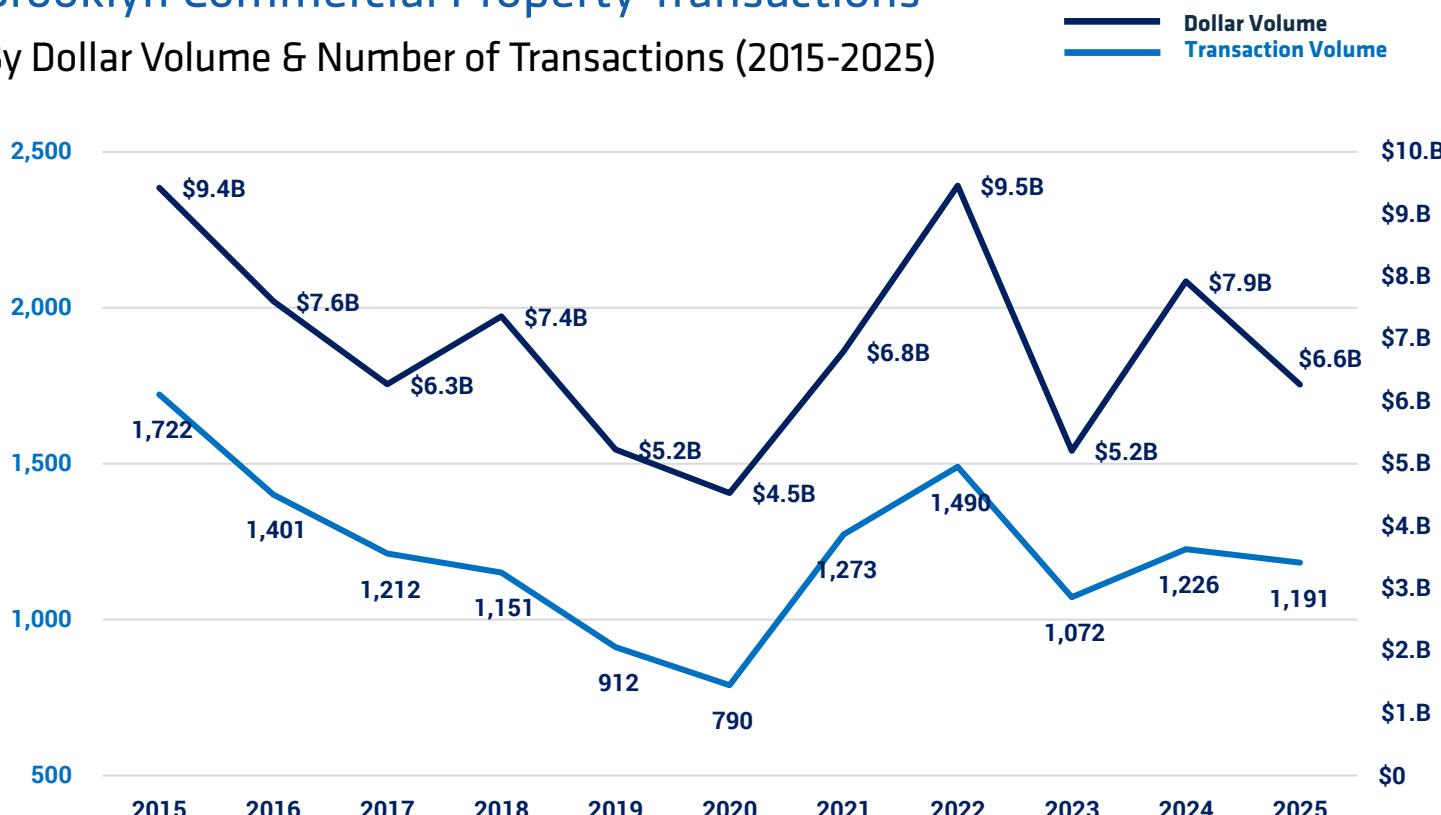


Dan Marks
CEO

In 2025, Brooklyn's investment sales market recorded \$6.6 billion across 1,191 transactions. The year unfolded against a backdrop of significant political and regulatory change—including the election of New York City's first democratic socialist mayor, a reshaped City Council, and the passage of a major rezoning along Atlantic Avenue—alongside multiple federal interest rate cuts. Collectively, these forces introduced additional uncertainty into the market, and we are closely monitoring how both the investment environment and political landscape evolve in the year ahead.

Brooklyn Commercial Property Transactions

By Dollar Volume & Number of Transactions (2015-2025)



Summary

Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn # of transactions	\$ 178,383,944 49	229,661,457 84	105,540,000 22	122,900,513 13	69,061,788 9	122,963,717 26	170,845,000 7	999,356,417 210
East Brooklyn # of transactions	\$ 19,757,713 14	105,727,240 36	33,407,390 10	44,929,750 9	6,950,000 3	69,884,763 26	111,133,853 6	391,790,709 104
Greater Downtown Brooklyn # of transactions	\$ 518,783,224 57	623,912,681 57	92,490,658 10	15,422,000 5	99,419,867 6	587,171,000 29	241,896,134 6	2,179,095,563 170
North Brooklyn # of transactions	\$ 341,447,532 40	436,141,918 57	120,942,287 11	74,453,000 13	36,290,000 2	314,348,800 36	64,630,000 7	1,388,253,537 166
North-Central Brooklyn # of transactions	\$ 285,788,765 91	156,000,431 82	45,988,871 13	19,300,000 6	0 0	227,884,770 58	38,960,052 9	773,922,888 259
South Brooklyn # of transactions	\$ 188,408,048 15	67,951,350 43	56,034,718 23	15,600,000 6	24,109,958 7	15,455,000 8	17,420,000 5	385,059,074 107
West Brooklyn # of transactions	\$ 101,626,660 43	177,526,423 86	59,964,962 14	29,286,319 8	52,300,160 8	67,356,695 11	21,650,000 5	509,711,219 175
2025 Dollar Volume # of transactions	\$ 1,634,275,884 309	1,796,921,499 445	514,368,886 103	321,891,581 60	288,131,773 35	1,405,064,746 194	666,535,039 45	6,627,189,408 1,191
2024 Dollar Volume # of transactions	\$ 2,128,344,710 277	2,141,245,460 460	644,310,911 117	975,087,315 101	298,089,791 35	1,129,294,172 187	606,274,961 49	7,922,647,320 1,226
Y/Y % Change	-23% 12%	-16% -3%	-20% -12%	-67% -41%	-3% 0%	24% 4%	10% -8%	-16% -3%

Report Methodology

TerraCRG's 2025 Brooklyn Market Report analyzes investment sales transactions recorded from January through December 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

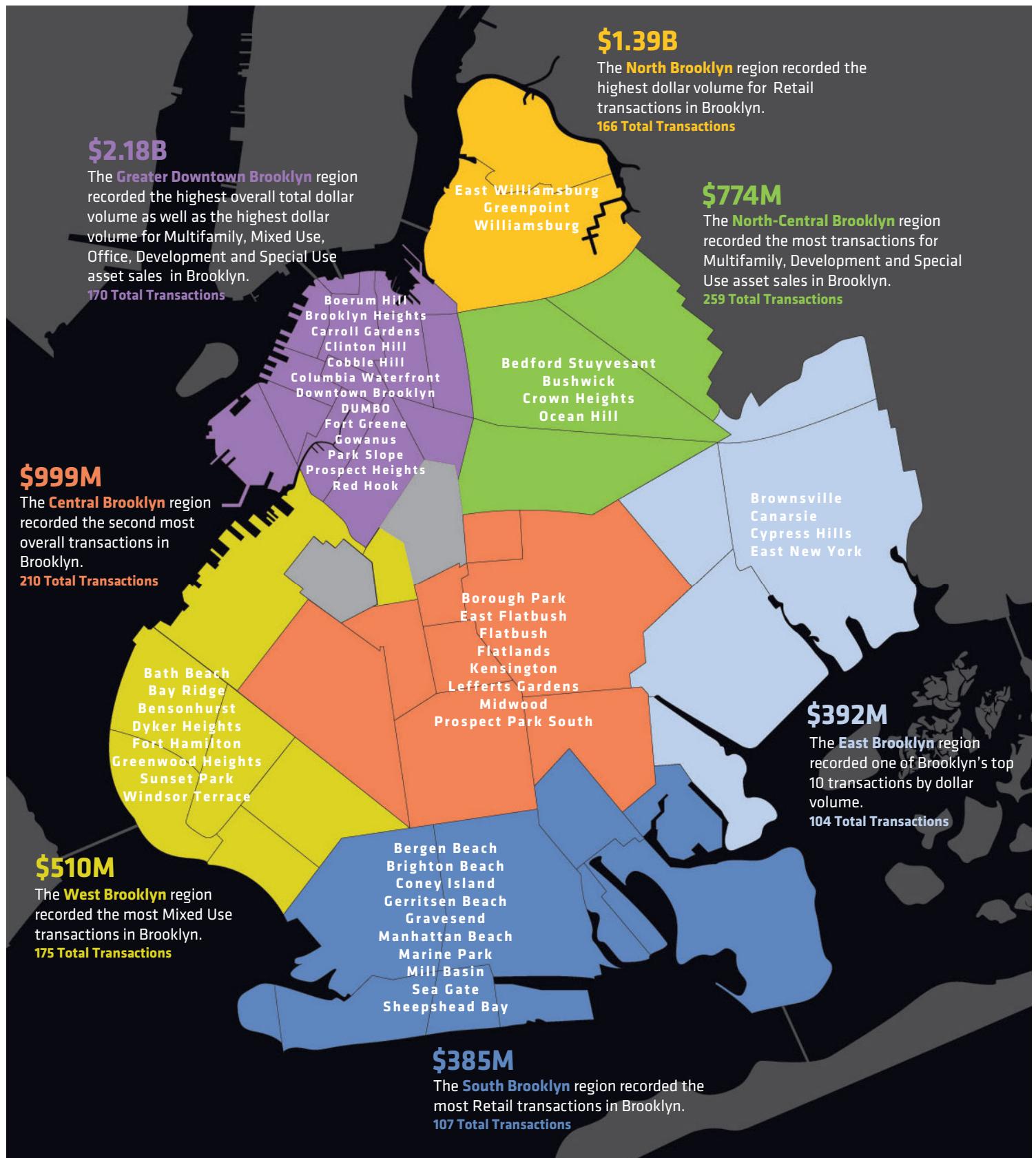
the TerraCRG team, and includes only commercially zoned, investment-grade properties over \$500,000. If a neighborhood is not included in the individual asset class breakdown, no qualifying transactions were recorded there during the reporting period. Full report methodology available upon request.

TerraCRG

TerraCRG is the only commercial real estate brokerage firm focused exclusively on the Brooklyn market. For 18 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.

TerraCRG analyzed Brooklyn commercial transactions categorized into seven regions, color-coded throughout the report. Each abbreviated region name includes the below listed neighborhoods.



Multifamily Building Transactions



Matt Cosentino
Partner, EVP Sales

“Brooklyn’s multifamily investment market continues to show resilience. While total dollar volume declined 23%, transaction activity increased 12% year over year, signaling strong buyer demand at recalibrated pricing levels. Investor interest remains concentrated in free-market buildings, which continue to trade actively despite challenges from Good Cause Eviction legislation. The increase in deal volume underscores growing conviction among buyers who are underwriting through today’s regulatory environment and positioning for long-term upside.”

In the multifamily category, we have verified

309

transactions with a total of

5,315

units totaling approximately

4.6M SF

The total dollar volume was approximately

\$1.6B

an 23% decrease from 2024.

The average multifamily transaction was approximately

\$5.3M

This study shows Brooklyn commercial multifamily building transactions for 2025, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total number of units, total square footage sold and average price per SF.



The largest multifamily transaction of 2025 was the sale of 240 Willoughby Street in Fort Greene. The property comprises 463 units totaling approximately 380,000 square feet. Fetner Properties, MCB Real Estate, and Farallon Capital Management acquired the asset from Rabsky Group for \$210.5 million.

With a total of

91

transactions, the North-Central Brooklyn region recorded the most transactions in 2025.

The highest dollar volume was recorded in the Greater Downtown region at

\$518M

Multifamily

Region/Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total Units	Avg P/Unit
Central	\$ 178,383,944	49	\$ 3,640,489	918,372	\$ 236	967	\$ 207,089
Borough Park	\$ 18,862,375	10	\$ 1,886,238	102,892	\$ 247	113	\$ 230,463
East Flatbush	\$ 74,588,150	23	\$ 3,242,963	513,581	\$ 184	536	\$ 162,645
Flatbush	\$ 17,750,000	4	\$ 4,437,500	68,211	\$ 223	66	\$ 222,643
Kensington	\$ 14,690,000	5	\$ 2,938,000	52,718	\$ 396	55	\$ 258,533
Lefferts Gardens	\$ 30,092,719	3	\$ 10,030,906	96,248	\$ 255	96	\$ 241,526
Midwood	\$ 22,400,700	4	\$ 5,600,175	84,722	\$ 303	101	\$ 298,521
East	\$ 19,757,713	14	\$ 1,411,265	115,551	\$ 232	141	\$ 184,053
Brownsville	\$ 2,300,000	2	\$ 1,150,000	8,448	\$ 292	12	\$ 191,667
Cypress Hills	\$ 4,165,000	1	\$ 4,165,000	44,163	\$ 94	54	\$ 77,130
East New York	\$ 13,292,713	11	\$ 1,208,428	62,940	\$ 233	75	\$ 192,389
Greater Downtown	\$ 518,783,224	57	\$ 9,101,460	918,500	\$ 665	1,133	\$ 545,190
Boerum Hill	\$ 18,925,000	4	\$ 4,731,250	35,658	\$ 497	69	\$ 293,750
Brooklyn Heights	\$ 39,745,000	6	\$ 6,624,167	54,395	\$ 968	78	\$ 765,506
Carroll Gardens	\$ 29,950,000	6	\$ 4,991,667	37,765	\$ 806	34	\$ 928,611
Clinton Hill	\$ 50,677,000	12	\$ 4,223,083	80,832	\$ 682	100	\$ 501,499
Cobble Hill	\$ 13,105,000	2	\$ 6,552,500	11,620	\$ 1,129	13	\$ 1,084,375
Downtown	\$ 14,000,000	1	\$ 14,000,000	25,500	\$ 549	23	\$ 608,696
Fort Greene	\$ 222,288,000	4	\$ 55,572,000	395,072	\$ 720	491	\$ 475,598
Gowanus	\$ 32,100,000	1	\$ 32,100,000	56,868	\$ 564	51	\$ 629,412
Park Slope	\$ 42,188,099	12	\$ 3,515,675	68,192	\$ 614	95	\$ 484,282
Prospect Heights	\$ 34,480,125	7	\$ 4,925,732	119,380	\$ 365	147	\$ 235,129
Red Hook	\$ 1,025,000	1	\$ 1,025,000	4,860	\$ 211	6	\$ 170,833
DUMBO	\$ 20,300,000	1	\$ 20,300,000	28,358	\$ 716	26	\$ 780,769
North	\$ 341,447,532	40	\$ 8,536,188	546,777	\$ 538	681	\$ 414,538
East Williamsburg	\$ 181,592,688	15	\$ 12,106,179	231,331	\$ 495	324	\$ 364,036
Greenpoint	\$ 82,830,000	15	\$ 5,522,000	182,141	\$ 416	210	\$ 333,902
Williamsburg	\$ 77,024,844	10	\$ 7,702,484	133,305	\$ 786	147	\$ 611,243
North-Central	\$ 285,788,765	91	\$ 3,140,536	1,021,527	\$ 339	1,137	\$ 267,781
Bed Stuy	\$ 142,990,559	29	\$ 4,930,709	466,492	\$ 427	522	\$ 322,038
Bushwick	\$ 64,489,352	36	\$ 1,791,371	214,645	\$ 321	258	\$ 248,330
Crown Heights	\$ 76,857,853	24	\$ 3,202,411	328,227	\$ 278	343	\$ 244,938
Ocean Hill	\$ 1,451,000	2	\$ 725,500	12,163	\$ 122	14	\$ 105,271
South	\$ 188,488,048	15	\$ 12,565,870	543,601	\$ 335	626	\$ 257,663
Brighton Beach	\$ 13,631,000	2	\$ 6,815,500	102,814	\$ 215	115	\$ 102,731
Coney Island	\$ 1,490,000	2	\$ 745,000	7,036	\$ 221	11	\$ 140,667
Gravesend	\$ 8,670,000	5	\$ 1,734,000	25,288	\$ 369	29	\$ 304,867
Marine Park	\$ 23,811,000	2	\$ 11,905,500	116,870	\$ 185	150	\$ 147,444
Sheepshead Bay	\$ 140,886,048	4	\$ 35,221,512	291,593	\$ 485	321	\$ 389,734
West	\$ 101,626,660	43	\$ 2,363,411	570,935	\$ 260	630	\$ 205,793
Bath Beach	\$ 940,000	1	\$ 940,000	6,000	\$ 157	6	\$ 156,667
Bay Ridge	\$ 36,200,000	6	\$ 6,033,333	243,534	\$ 209	249	\$ 175,156
Bensonhurst	\$ 16,200,660	9	\$ 1,800,073	102,870	\$ 275	101	\$ 216,630
Dyker Heights	\$ 9,198,000	5	\$ 1,839,600	75,980	\$ 216	96	\$ 177,514
Fort Hamilton	\$ 2,310,000	2	\$ 1,155,000	8,965	\$ 258	12	\$ 192,500
Greenwood Heights	\$ 11,910,000	7	\$ 1,701,429	37,728	\$ 333	50	\$ 243,810
Sunset Park	\$ 17,968,000	12	\$ 1,497,333	72,858	\$ 256	92	\$ 202,090
Windsor Terrace	\$ 6,900,000	1	\$ 6,900,000	23,000	\$ 300	24	\$ 287,500
Brooklyn Wide	\$ 1,634,275,884	309	\$ 5,288,919	4,635,263	\$ 392	5,315	\$ 315,416

Mixed-Use Building Transactions



Rémi Norris
Senior Associate

"Mixed-use investment sales led all asset classes in 2025, reaching nearly \$1.8 billion in total dollar volume, the highest across the market. The sector also recorded the highest transaction count at 445 sales, reflecting sustained investor demand. With policy and rent stabilization affecting residential units, mixed-use assets continue to provide more stable, diversified income streams across both residential and commercial components. Overall activity remained largely in line with 2024 levels, with transaction volume down just 3% year over year, underscoring the resilience and appeal of this asset class."

In the mixed-use category, we have verified

445

transactions totaling approximately

3.3M SF

The total dollar volume was approximately

\$1.8M

a 16% decrease from 2024.

The average mixed-use transaction was approximately

\$4M

This study shows Brooklyn commercial mixed-use building transactions for 2025, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total square footage sold and average price per SF.



Rendering
Designed by Fogarty Finger

The largest mixed-use transaction of 2025 was the sale of 125 3rd Street, a newly constructed property comprising 134 units totaling approximately 130,000 square feet. The asset was acquired by Z+G Property Group and Carlyle Group from Joyland, Meral Property Group, and Loketch Group in the fourth quarter.

With a total of

86

transactions, the **West Brooklyn** region recorded the most transactions in 2025.

The highest dollar volume was recorded in the **Greater Downtown Brooklyn** region at

\$624M

Mixed-Use

Region/Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total Units
Central	\$ 229,661,457	84	\$ 2,734,065	561,486	\$ 446	541
Borough Park	\$ 51,735,000	25	\$ 2,069,400	100,156	\$ 541	89
East Flatbush	\$ 99,892,790	20	\$ 4,994,640	208,550	\$ 361	186
Flatbush	\$ 10,375,000	7	\$ 1,482,143	21,454	\$ 502	22
Flatlands	\$ 4,790,000	4	\$ 1,197,500	15,715	\$ 294	16
Kensington	\$ 15,200,000	5	\$ 3,040,000	60,821	\$ 478	59
Lefferts Gardens	\$ 17,025,969	6	\$ 2,837,661	76,307	\$ 361	88
Midwood	\$ 28,744,698	15	\$ 1,916,313	74,609	\$ 432	76
Prospect Park South	\$ 1,898,000	2	\$ 949,000	3,874	\$ 490	5
East	\$ 105,727,240	36	\$ 2,936,868	241,577	\$ 350	295
Brownsville	\$ 950,000	1	\$ 950,000	2,700	\$ 352	3
Canarsie	\$ 5,204,140	5	\$ 1,040,828	17,388	\$ 350	16
Cypress Hills	\$ 7,077,000	6	\$ 1,179,500	23,549	\$ 304	20
East New York	\$ 92,496,100	24	\$ 3,854,004	197,940	\$ 361	256
Greater Downtown	\$ 623,912,681	57	\$ 10,945,837	832,667	\$ 739	855
Boerum Hill	\$ 7,968,250	2	\$ 3,984,125	14,268	\$ 539	18
Brooklyn Heights	\$ 4,774,000	1	\$ 4,774,000	6,500	\$ 734	5
Carroll Gardens	\$ 16,099,000	5	\$ 3,219,800	19,221	\$ 840	20
Clinton Hill	\$ 28,365,000	8	\$ 3,545,625	38,777	\$ 796	41
Cobble Hill	\$ 15,150,000	3	\$ 5,050,000	23,758	\$ 699	27
Downtown	\$ 6,000,000	1	\$ 6,000,000	8,750	\$ 686	8
Fort Greene	\$ 7,800,000	2	\$ 3,900,000	12,648	\$ 601	9
Gowanus	\$ 229,225,000	4	\$ 57,306,250	305,136	\$ 726	344
Park Slope	\$ 198,379,380	23	\$ 8,625,190	231,678	\$ 763	238
Prospect Heights	\$ 6,442,051	3	\$ 2,147,350	9,340	\$ 699	9
Red Hook	\$ 18,710,000	4	\$ 4,677,500	25,861	\$ 648	30
DUMBO	\$ 85,000,000	1	\$ 85,000,000	136,730	\$ 622	106
North	\$ 436,141,918	57	\$ 7,651,613	679,635	\$ 699	653
East Williamsburg	\$ 46,395,420	13	\$ 3,568,878	86,586	\$ 594	88
Greenpoint	\$ 63,824,875	17	\$ 3,754,404	127,772	\$ 599	165
Williamsburg	\$ 325,921,623	27	\$ 12,071,171	465,277	\$ 813	400
North-Central	\$ 156,000,431	82	\$ 1,902,444	388,081	\$ 458	412
Bed Stuy	\$ 59,356,705	29	\$ 2,046,783	121,128	\$ 532	132
Bushwick	\$ 47,604,500	21	\$ 2,266,881	128,178	\$ 397	134
Crown Heights	\$ 39,211,226	24	\$ 1,633,801	112,122	\$ 451	120
Ocean Hill	\$ 9,828,000	8	\$ 1,228,500	26,653	\$ 373	26
South	\$ 67,951,350	43	\$ 1,580,264	162,854	\$ 505	170
Brighton Beach	\$ 4,994,000	3	\$ 1,664,667	13,557	\$ 385	14
Coney Island	\$ 2,468,150	2	\$ 1,234,075	7,560	\$ 340	9
Gerritsen Beach	\$ 1,100,000	1	\$ 1,100,000	2,256	\$ 488	2
Gravesend	\$ 31,095,000	18	\$ 1,727,500	75,504	\$ 589	97
Manhattan Beach	\$ 824,200	1	\$ 824,200	1,548	\$ 532	2
Marine Park	\$ 3,520,000	3	\$ 1,173,333	9,240	\$ 383	7
Mill Basin	\$ 1,160,000	1	\$ 1,160,000	2,760	\$ 420	3
Sheepshead Bay	\$ 22,790,000	14	\$ 1,627,857	50,429	\$ 476	36
West	\$ 177,526,423	86	\$ 2,064,261	425,538	\$ 513	454
Bath Beach	\$ 8,250,000	7	\$ 1,178,571	17,635	\$ 483	16
Bay Ridge	\$ 36,526,148	21	\$ 1,739,340	85,830	\$ 452	90
Bensonhurst	\$ 36,446,000	16	\$ 2,277,875	125,180	\$ 500	138
Dyker Heights	\$ 19,475,900	11	\$ 1,770,536	57,671	\$ 455	65
Fort Hamilton	\$ 5,639,375	3	\$ 1,879,792	11,100	\$ 517	12
Greenwood Heights	\$ 7,409,000	4	\$ 1,852,250	14,712	\$ 536	19
Sunset Park	\$ 58,080,000	23	\$ 2,525,217	105,191	\$ 603	102
Windsor Terrace	\$ 5,700,000	1	\$ 5,700,000	8,219	\$ 694	12
Brooklyn Wide	\$ 1,796,921,499	445	\$ 4,038,026	3,291,838	\$ 529	3,380

Residential Development Transactions



Andrew Manasia
Senior Associate

"In 2025, Brooklyn's residential development market really stood out, posting the fastest growth of any asset class with a 24% jump in dollar volume. Big deals helped lead the way, including three marquee transactions exceeding \$100 million in Gowanus, Greenpoint, and Downtown Brooklyn, highlighting strong investor confidence and the borough's appeal for large-scale residential projects. Developers continue to navigate incentives like the 485-x tax program to make projects feasible—especially those including affordable housing—showing how these tools shape development strategies and project sizing in the post-421a landscape."

In the residential development category, we have verified

194

transactions totaling approximately

6.3M BSF

The total dollar volume was approximately

\$1.4B

a 24% increase from 2024.

The average residential development transaction was approximately

\$7.2M

This study shows Brooklyn residential development site transactions for 2025, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total buildable square footage sold and average price per buildable SF.



Rendering
Designed by Bjarke Ingels Group

The largest residential development transaction in 2025 was 175 3rd Street in Gowanus. The property has approximately 595,000 buildable square feet (BSF) and sold for \$164 million. The buyer was Charney Companies, and the seller was RFR Holding.

With a total of

58

transactions, the **North-Central** Brooklyn region recorded the most transactions in 2025.

The highest dollar volume was recorded in the **Greater Downtown** region at

\$587M

Residential Development

Region/Neighborhood	Dollar Volume	Transactions	Avg. Price	Total BSF	Avg P/BSF
Central	\$ 122,963,717	26	\$ 4,729,374	532,108	\$ 232
Borough Park	\$ 50,962,717	8	\$ 6,370,340	179,252	\$ 299
East Flatbush	\$ 30,081,000	9	\$ 3,342,333	167,271	\$ 172
Kensington	\$ 22,500,000	4	\$ 5,625,000	95,630	\$ 242
Lefferts Gardens	\$ 16,020,000	4	\$ 4,005,000	77,355	\$ 213
Midwood	\$ 3,400,000	1	\$ 3,400,000	12,600	\$ 270
East	\$ 69,884,763	26	\$ 2,687,876	692,898	\$ 120
Brownsville	\$ 20,550,000	5	\$ 4,110,000	176,517	\$ 131
Canarsie	\$ 18,155,184	3	\$ 6,051,728	155,319	\$ 134
Cypress Hills	\$ 6,530,000	4	\$ 1,632,500	63,021	\$ 103
East New York	\$ 24,649,579	14	\$ 1,760,684	298,041	\$ 118
Greater Downtown	\$ 587,171,000	29	\$ 20,247,276	2,178,912	\$ 363
Boerum Hill	\$ 14,100,000	3	\$ 4,700,000	72,114	\$ 347
Brooklyn Heights	\$ 15,000,000	1	\$ 15,000,000	22,625	\$ 663
Clinton Hill	\$ 19,700,000	3	\$ 6,566,667	58,420	\$ 378
Cobble Hill	\$ 3,900,000	1	\$ 3,900,000	7,300	\$ 534
Downtown	\$ 217,000,000	3	\$ 72,333,333	848,679	\$ 292
Gowanus	\$ 264,000,000	9	\$ 29,333,333	1,033,008	\$ 266
Park Slope	\$ 50,866,000	6	\$ 8,477,667	129,736	\$ 461
Red Hook	\$ 2,605,000	3	\$ 868,333	7,031	\$ 377
North	\$ 314,348,800	36	\$ 8,731,911	1,177,784	\$ 465
East Williamsburg	\$ 43,100,000	13	\$ 3,315,385	96,543	\$ 430
Greenpoint	\$ 156,920,000	9	\$ 17,435,556	829,366	\$ 413
Williamsburg	\$ 114,328,800	14	\$ 8,166,343	251,876	\$ 531
North-Central	\$ 227,884,770	58	\$ 3,929,048	1,378,583	\$ 206
Bed Stuy	\$ 57,341,860	28	\$ 2,047,924	244,140	\$ 242
Bushwick	\$ 32,645,000	7	\$ 4,663,571	135,857	\$ 220
Crown Heights	\$ 116,697,499	14	\$ 8,335,536	761,475	\$ 180
Ocean Hill	\$ 21,200,411	9	\$ 2,355,601	237,111	\$ 124
South	\$ 15,455,000	8	\$ 1,931,875	73,365	\$ 250
Bergen Beach	\$ 4,265,000	2	\$ 2,132,500	18,650	\$ 211
Brighton Beach	\$ 3,300,000	1	\$ 3,300,000	15,649	\$ 211
Gravesend	\$ 1,310,000	1	\$ 1,310,000	3,000	\$ 437
Sheepshead Bay	\$ 6,580,000	4	\$ 1,645,000	36,067	\$ 233
West	\$ 67,356,695	11	\$ 6,123,336	270,038	\$ 270
Bay Ridge	\$ 947,830	1	\$ 947,830	6,888	\$ 138
Bensonhurst	\$ 5,400,000	2	\$ 2,700,000	10,625	\$ 444
Dyker Heights	\$ 3,980,000	2	\$ 1,990,000	12,248	\$ 325
Fort Hamilton	\$ 51,279,865	2	\$ 25,639,933	210,536	\$ 233
Greenwood Heights	\$ 4,849,000	3	\$ 1,616,333	21,266	\$ 241
Sunset Park	\$ 900,000	1	\$ 900,000	8,476	\$ 106
Brooklyn Wide	\$ 1,405,064,746	194	\$ 7,242,602	6,303,689	\$ 275

Industrial Building Transactions



Jake Rossein
Associate

“In 2025, Brooklyn’s industrial market continued to face a lack of available inventory, driving transaction volume down sharply, with a 67% drop compared to 2024. Despite the slowdown in deals, pricing has held firm, with the Brooklyn-wide average at \$420 per square foot, while North Brooklyn leads the borough in price per square foot, reflecting continued demand for the limited supply of industrial assets. This inventory tightness has put upward pressure on pricing for the properties that do trade, even as buyers and sellers navigate a more selective market.”

In the industrial category, we have verified

60

transactions totaling approximately

708k SF

The total dollar volume was approximately

\$322M

a 67% decrease from 2024.

The average industrial/office transaction was approximately

\$5.4M

This study shows Brooklyn commercial industrial building transactions for 2025, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average sale price, total square footage sold and average price per SF.



The largest industrial transaction in 2025 was 1 Remsen Avenue in East Flatbush, which sold for \$50 million. The 111,000 square foot storage facility, operated by CubeSmart, was purchased by Carlyle Group from Cayre Equities.

With a total of

13

Transactions each, the **Central Brooklyn** and **North Brooklyn** region tied for recording the most transactions in 2025.

The highest dollar volume was recorded in the **Central Brooklyn** region at

\$123M

Industrial

Region/Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF
Central	\$ 122,900,513	13	\$ 9,453,886	251,554	\$ 465
Borough Park	\$ 64,140,000	6	\$ 10,690,000	113,683	\$ 551
East Flatbush	\$ 55,000,513	4	\$ 13,750,128	128,291	\$ 343
Flatlands	\$ 2,310,000	2	\$ 1,155,000	6,824	\$ 419
Midwood	\$ 1,450,000	1	\$ 1,450,000	2,756	\$ 526
East	\$ 44,929,750	9	\$ 4,992,194	92,139	\$ 289
Brownsville	\$ 11,754,750	2	\$ 5,877,375	50,240	\$ 266
Canarsie	\$ 14,125,000	3	\$ 4,708,333	16,260	\$ 268
East New York	\$ 19,050,000	4	\$ 4,762,500	25,639	\$ 316
Greater Downtown	\$ 15,422,000	5	\$ 3,084,400	53,920	\$ 350
Clinton Hill	\$ 2,750,000	1	\$ 2,750,000	7,000	\$ 393
Columbia Waterfront	\$ 1,900,000	1	\$ 1,900,000	4,500	\$ 422
Gowanus	\$ 1,100,000	1	\$ 1,100,000	2,500	\$ 440
Red Hook	\$ 9,672,000	2	\$ 4,836,000	39,920	\$ 249
North	\$ 74,453,000	13	\$ 5,727,154	157,733	\$ 481
East Williamsburg	\$ 21,353,000	6	\$ 3,558,833	77,488	\$ 402
Greenpoint	\$ 43,500,000	6	\$ 7,250,000	70,745	\$ 472
Williamsburg	\$ 9,600,000	1	\$ 9,600,000	9,500	\$ 1,011
North-Central	\$ 19,300,000	6	\$ 3,216,667	58,384	\$ 396
Bed Stuy	\$ 5,700,000	2	\$ 2,850,000	17,100	\$ 325
Crown Heights	\$ 13,600,000	4	\$ 3,400,000	41,284	\$ 431
South	\$ 15,600,000	6	\$ 2,600,000	38,078	\$ 446
Brighton Beach	\$ 4,200,000	1	\$ 4,200,000	8,500	\$ 494
Coney Island	\$ 7,550,000	3	\$ 2,516,667	23,420	\$ 466
Gravesend	\$ 2,400,000	1	\$ 2,400,000	4,000	\$ 600
Mill Basin	\$ 1,450,000	1	\$ 1,450,000	2,158	\$ 181
West	\$ 29,286,319	8	\$ 3,660,790	56,145	\$ 436
Bath Beach	\$ 2,850,000	1	\$ 2,850,000	4,680	\$ 609
Dyker Heights	\$ 3,945,000	1	\$ 3,945,000	10,830	\$ 364
Greenwood Heights	\$ 3,875,000	1	\$ 3,875,000	8,300	\$ 467
Sunset Park	\$ 18,616,319	5	\$ 3,723,264	32,335	\$ 409
Brooklyn Wide	\$ 321,891,581	60	\$ 5,364,860	707,953	\$ 420

Retail Building Transactions



Daniel Lebor
Partner, EVP Sales

“Retail investment sales in Brooklyn declined in 2025, with total dollar volume down approximately 20% year over year. North Brooklyn recorded the highest overall dollar volume, while South Brooklyn led the borough in transaction count. Despite the slowdown, 2025 marked a year in which Manhattan-focused and national institutional buyers paid record pricing for trophy retail assets in Brooklyn.”

In the retail category, we have verified

103

transactions totaling approximately

1.1M SF

The total dollar volume was approximately

\$514M

a 20% decrease from 2024.

The average retail transaction was approximately

\$5M

This study shows Brooklyn commercial retail building transactions for 2025, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average sale price, total square footage sold and average price per SF.



The year's largest retail transaction occurred at 95–97 and 107 N 6th Street in Williamsburg, Brooklyn, where the 13,600-square-foot retail assets sold for \$60 million. Acadia Realty Trust acquired the properties from City Urban Realty.

With a total of

23

transactions, the **South Brooklyn** region recorded the most transactions in 2025.

The highest dollar volume was recorded in the **North Brooklyn** region at

\$121M

Retail

Region/Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF
Central	\$ 105,540,000	22	\$ 4,797,273	165,847	\$ 577
Borough Park	\$ 8,730,000	4	\$ 2,182,500	14,300	\$ 592
East Flatbush	\$ 18,360,000	10	\$ 1,836,000	35,479	\$ 498
Flatlands	\$ 7,000,000	2	\$ 3,500,000	13,794	\$ 507
Kensington	\$ 13,500,000	1	\$ 13,500,000	12,000	\$ 1,125
Lefferts Gardens	\$ 5,250,000	1	\$ 5,250,000	8,600	\$ 610
Midwood	\$ 49,700,000	3	\$ 16,566,667	77,074	\$ 649
Prospect Park South	\$ 3,000,000	1	\$ 3,000,000	4,600	\$ 652
East	\$ 33,407,390	10	\$ 3,340,739	37,879	\$ 1,100
Brownsville	\$ 19,672,390	7	\$ 2,810,341	29,673	\$ 901
Canarsie	\$ 960,000	1	\$ 960,000	3,950	\$ 243
Cypress Hills	\$ 11,995,000	1	\$ 11,995,000	3,300	\$ 3,635
East New York	\$ 780,000	1	\$ 780,000	956	\$ 816
Greater Downtown	\$ 92,490,658	10	\$ 9,249,066	170,835	\$ 884
Boerum Hill	\$ 2,900,250	2	\$ 1,450,125	3,130	\$ 932
Brooklyn Heights	\$ 5,700,000	1	\$ 5,700,000	6,375	\$ 894
Cobble Hill	\$ 2,525,000	1	\$ 2,525,000	2,527	\$ 999
Downtown	\$ 14,500,000	1	\$ 14,500,000	9,800	\$ 1,480
Park Slope	\$ 9,495,000	3	\$ 3,165,000	16,210	\$ 844
Red Hook	\$ 2,850,000	1	\$ 2,850,000	4,383	\$ 650
DUMBO	\$ 54,520,408	1	\$ 54,520,408	128,410	\$ 425
North	\$ 120,942,287	11	\$ 10,994,753	61,118	\$ 1,301
East Williamsburg	\$ 6,508,244	4	\$ 1,627,061	10,599	\$ 755
Greenpoint	\$ 12,857,000	4	\$ 3,214,250	14,920	\$ 843
Williamsburg	\$ 101,577,043	3	\$ 33,859,014	35,599	\$ 2,639
North-Central	\$ 45,988,871	13	\$ 3,537,605	75,569	\$ 556
Bed Stuy	\$ 9,225,000	3	\$ 3,075,000	15,666	\$ 578
Bushwick	\$ 21,010,000	3	\$ 7,003,333	34,584	\$ 488
Crown Heights	\$ 5,653,871	5	\$ 1,130,774	11,469	\$ 499
Ocean Hill	\$ 10,100,000	2	\$ 5,050,000	13,850	\$ 767
South	\$ 56,034,718	23	\$ 2,436,292	326,962	\$ 522
Brighton Beach	\$ 15,695,419	2	\$ 7,847,709	237,755	\$ 243
Coney Island	\$ 3,269,619	2	\$ 1,634,809	3,318	\$ 1,192
Gerritsen Beach	\$ 500,000	1	\$ 500,000	940	\$ 532
Gravesend	\$ 3,470,000	2	\$ 1,735,000	6,681	\$ 454
Marine Park	\$ 7,125,000	5	\$ 1,425,000	21,349	\$ 366
Mill Basin	\$ 702,631	1	\$ 702,631	1,600	\$ 439
Sheepshead Bay	\$ 25,272,050	10	\$ 2,527,205	55,319	\$ 542
West	\$ 59,964,962	14	\$ 4,283,212	261,551	\$ 491
Bay Ridge	\$ 9,795,150	4	\$ 2,448,787	20,930	\$ 590
Bensonhurst	\$ 7,265,000	3	\$ 2,421,667	13,610	\$ 594
Dyker Heights	\$ 6,827,000	3	\$ 2,275,667	15,761	\$ 411
Fort Hamilton	\$ 28,000,000	1	\$ 28,000,000	182,071	\$ 154
Sunset Park	\$ 8,077,813	3	\$ 2,692,604	29,179	\$ 450
Brooklyn Wide	\$ 514,368,886	103	\$ 4,993,873	1,099,761	\$ 708



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