



The Brooklyn Market Report 1Q 2026

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April 2026



TERRACRG
COMMERCIAL REALTY GROUP

Commercial Transactions in the Brooklyn Market

Q1 2026

As of the first quarter of 2026, the TerraCRG team has verified a total of 324 commercial transactions in Brooklyn, representing a total dollar volume of \$2.19 billion.

Market activity has increased compared to the first quarter of 2025, which recorded 282 transactions and a total dollar volume of \$1.24 billion. This reflects a 15% increase in transaction count and a significant 77% increase in total dollar volume year-over-year, signaling strong momentum to start the year.

Comparing the first quarter of 2026 to the previous quarter, total dollar volume rose by 13%, while transaction volume remained flat at 324 deals, indicating sustained deal flow alongside continued pricing strength and capital activity.

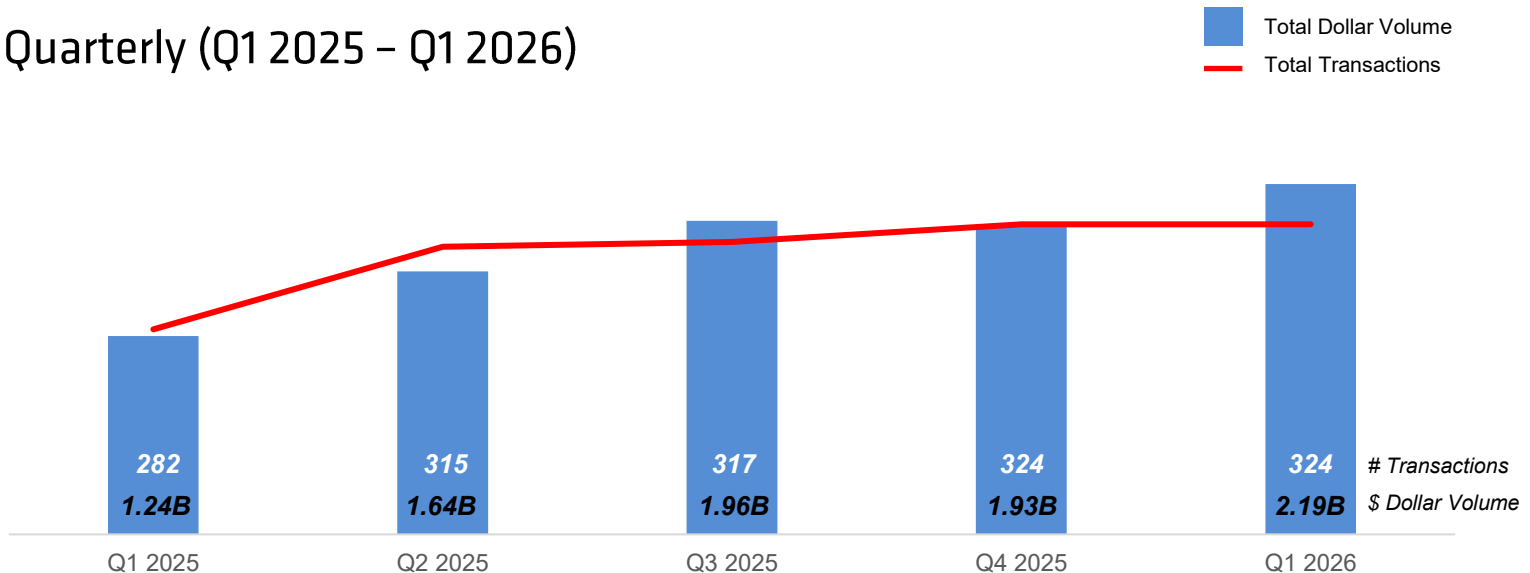
On a regional basis, Greater Downtown Brooklyn led in total dollar volume at \$533 million, reflecting strong institutional and high-value transaction activity.

Central Brooklyn stood out in transaction activity, recording a quarterly high of 64 deals across all regions.

Overall, the Brooklyn investment sales market began 2026 with strong momentum, marked by rising dollar volume, steady transaction flow, and increased capital deployment across the borough.

Brooklyn Commercial Property Transactions Dollar Volume & Transaction Totals

Quarterly (Q1 2025 – Q1 2026)



Brooklyn Commercial Transactions

Top 10 Transactions by Dollar Volume

Asset	Neighborhood	Asset Type	Sale Price
4915 10th Avenue	Borough Park	Special Use	\$161,500,000
72 Caton Place	Windsor Terrace	Industrial	\$145,523,540
340 Henry Street	Cobble Hill	Development	\$100,000,000
Prospect Park Affordable Housing Portfolio	Prospect Park South	Multifamily	\$79,850,000
1 Remsen Avenue	East Flatbush	Industrial	\$75,651,652
137-141 Conover Street	Red Hook	Industrial	\$75,089,244
170 Buffalo Avenue	Crown Heights	Special Use	\$73,500,000
51 Georgia Avenue	Cypress Hills	Special Use	\$61,250,000
145 18th Street	Sunset Park	Industrial	\$57,002,671
127 Kent Avenue #C1	Williamsburg	Retail	\$46,000,000



Summary

Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn # of transactions	\$ 107,834,400 13	39,393,695 24	28,039,503 7	131,661,085 9	7,500,000 3	18,340,000 5	168,965,000 3	501,733,683 64
East Brooklyn # of transactions	\$ 4,834,000 5	10,340,674 11	6,525,000 3	72,500,504 5	0 0	1,335,000 2	61,250,000 1	156,785,178 27
Greater Downtown Brooklyn # of transactions	\$ 73,465,000 11	73,742,956 19	8,500,000 2	121,174,244 5	79,709,390 4	175,880,000 10	0 0	532,471,590 51
North Brooklyn # of transactions	\$ 60,089,485 10	23,849,000 8	102,308,434 8	14,626,000 5	6,300,000 1	119,510,293 12	0 0	326,683,212 44
North-Central Brooklyn # of transactions	\$ 46,651,208 19	43,625,767 25	2,870,000 1	6,400,000 2	0 0	86,843,275 12	79,967,953 2	266,358,203 61
South Brooklyn # of transactions	\$ 7,964,000 5	40,979,284 14	12,695,000 3	0 0	4,550,000 2	20,575,000 1	11,500,000 2	98,263,284 27
West Brooklyn # of transactions	\$ 14,815,000 8	54,144,200 29	5,830,000 2	212,016,211 6	2,300,000 1	16,675,000 4	0 0	305,780,411 50
2026 Q1 Volume # of transactions	\$ 315,653,093 71	286,075,576 130	166,767,936 26	558,378,044 32	100,359,390 11	439,158,568 46	321,682,953 8	2,188,075,560 324
2025 Q4 Volume # of transactions	\$ 243,052,543 75	600,183,199 126	157,557,250 34	94,113,319 16	38,486,344 12	526,195,517 51	268,286,183 10	1,927,874,356 324
Q/Q % Change	30% -5%	-52% 3%	6% -24%	493% 100%	161% -8%	-17% -10%	20% -20%	13% 0%
2025 Q1 Volume # of transactions	\$ 310,620,992 66	428,248,375 113	36,907,000 17	129,835,513 20	56,881,788 5	203,652,391 50	72,570,000 11	1,238,716,058 282
Y/Y % Change	2% 8%	-33% 15%	352% 53%	330% 60%	76% 120%	116% -8%	343% -27%	77% 15%

Report Methodology

TerraCRG's 1Q 2026 Brooklyn Market Report analyzes investment sales transactions recorded from January through March 2026, 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 over 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
COMMERCIAL REALTY GROUP

Leadership

Ofer Cohen
Founder & Chairman
ocohen@terracrg.com

Dan Marks
CEO
dmarks@terracrg.com

Melissa Warren
Chief Marketing Officer, EVP
mwarren@terracrg.com

Mike Hernandez
EVP, Business Dev & Partner
mhernandez@terracrg.com

Brian Edwards
COO & Partner
bedwards@terracrg.com

Matthew Cosentino
EVP, Sales & Partner
mcosentino@terracrg.com

Daniel Lebor
EVP, Sales & Partner
dlebor@terracrg.com

Maria "Mimi" D'Angelo
Managing Director, Sales Operations
mdangelo@terracrg.com

718.768.6888
www.terracrg.com