

THE BROOKLYN MARKET REPORT

APRIL 2025

IPRC

BROOKLYN

APRIL 2025 MARKET REPORT

EXECUTIVE SUMMARY

This report provides an in-depth overview of the Brooklyn real estate market, highlighting recent transactions and sales performance metrics while capturing the trends and opportunities shaping the market.

In April 2025, Brooklyn's real estate market showed steady growth and strong investor interest, particularly in multifamily and mixed-use properties. Transaction volume rose 17% year-over-year, while unit sales surged by 70%, reflecting increased demand. Brownstone and North Brooklyn led in value and price per square foot, while Central and East Brooklyn offered more affordable opportunities. Overall, the market remained active, diverse, and resilient across regions.

REPORT CRITERIA

Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2025 - April 30, 2025**

Zip Codes: 11201, 11203, 11204, 11205, 11205, 11206, 11207, 11209, 11210, 11211, 11213, 11213, 11214, 11215, 11216, 11216, 11217, 11218, 11218, 11219, 11220, 11221, 11222, 11225, 11226, 11228, 11231, 11232, 11232, 11233, 11236, 11237, 11238, 11249, 12206

Neighborhoods: Bath Beach, Bay Ridge, Bed-Stuy, Bensonhurst, Boerum Hill, Borough Park, Brooklyn Heights, Bushwick, Carroll Gardens, City Line, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Crown Heights South, Cypress Hill, Downtown Brooklyn, Dyker Heights, East Flatbush, East New York, Flatbush, Fort Greene, Gowanus, Greenpoint, Greenwood Heights, Kensington, Park Slope, Prospect Heights, Prospect-Lefferts-Gardens, Prospect Park, Red Hook, Sunset Park, Williamsburg, Windsor Terrace

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TRANSACTIONS SOLD

62

Total Transactions

↑17%

Total Transactions
April 25 vs. April 24

\$ VOLUME SOLD

\$262.1M

Total Dollar Volume

↑2%

Total Dollar Volume
April 25 vs. April 24

UNITS SOLD

450

Total Units

↑70%

Total Units
April 25 vs. April 24

BUILDABLE SF SOLD

37,748

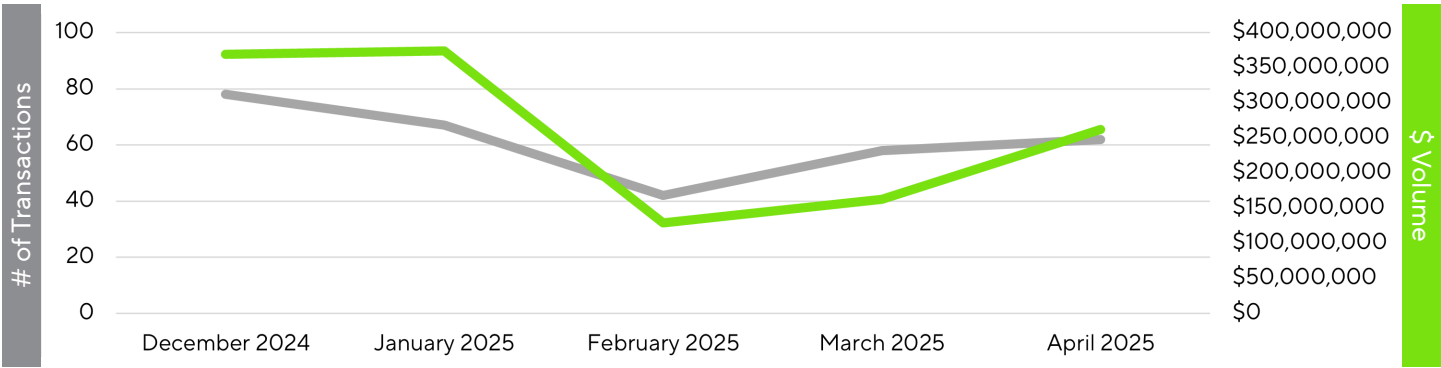
Total Buildable SF

↓94%

Total Buildable SF
April 25 vs. April 24

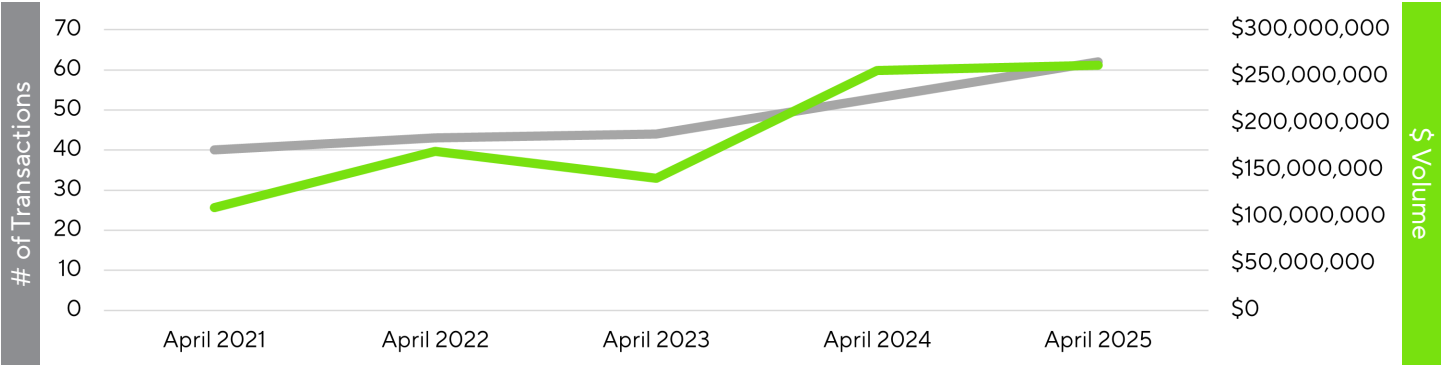
MONTH OVER MONTH

Monthly total dollar volume and total transaction counts in Brooklyn



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Brooklyn



BROOKLYN

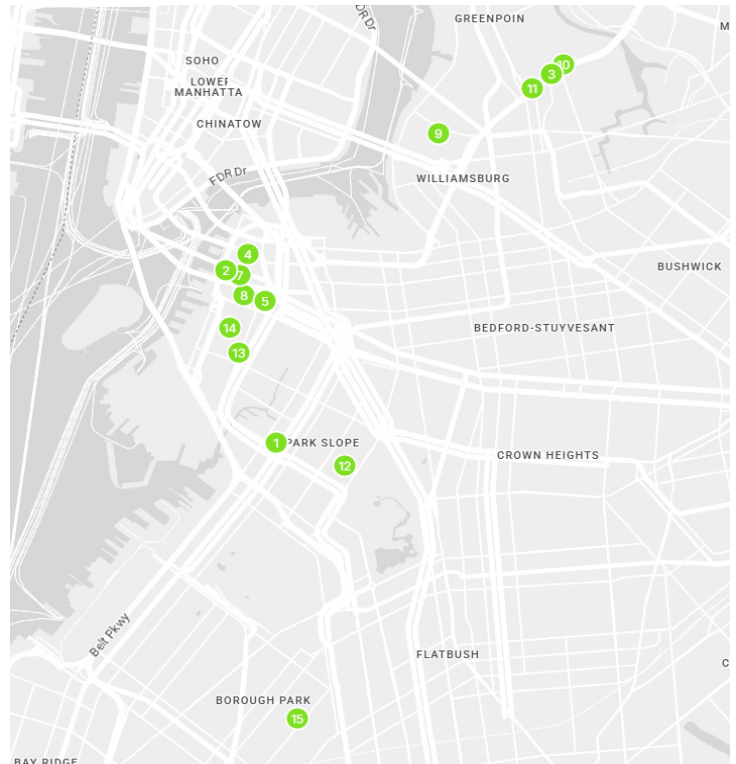
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TOP 15 TRANSACTIONS

By Dollar Volume April 2025

	ADDRESS	SALE PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	202 8th Street	\$32,100,000	Gowanus	Multi-Family	51
2	35 Remsen Street	\$18,440,000	Brooklyn Heights	Mixed Use	3
3	657-673 Meeker Avenue	\$16,313,000	Greenpoint	Mixed Use	38
4	60-66 Clark Street	\$11,500,000	Brooklyn Heights	Multi-Family	38
5	25 Schermerhorn Street	\$11,200,000	Downtown Brooklyn	Mixed Use	5
6	8622 Bay Parkway	\$8,500,000	Bath Beach	Mixed Use	10
7	77 Remsen Street	\$8,250,000	Brooklyn Heights	Mixed Use	3
8	39 Sidney Place	\$7,350,000	Brooklyn Heights	Multi-Family	5
9	191 Grand Street	\$6,800,000	Williamsburg	Mixed Use	4
10	3-5 Sutton Street	\$6,723,000	Greenpoint	Multi-Family	12
11	164-166 Kingsland Avenue	\$6,464,000	Greenpoint	Multi-Family	16
12	501 8th Avenue	\$6,100,000	Park Slope	Multi-Family	4
13	306 Court Street	\$5,400,000	Carroll Gardens	Mixed Use	7
14	181 Baltic Street	\$5,000,000	Cobble Hill	Multi-Family	4
15	1558 47th Street & 05442-0032	\$4,818,800	Borough Park	Development	* 14,604 BSF

*Development Site / Buildable Square Footage



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS & REGION

	Multifamily	Mixed-Use	Development	Total
North Brooklyn				
# of transactions	5	8	2	15
Dollar Volume	\$22,437,000	\$43,439,628	\$4,200,000	\$70,076,628
Total SF	41,503	70,992	6,800 BSF	116,443 SF / 6,800 BSF
Avg. \$/SF	\$571	\$752	\$471/BSF	\$652/SF / \$471/BSF
Northeast Brooklyn				
# of transactions	5	4	1	10
Dollar Volume	\$11,601,454	\$9,580,000	\$4,125,000	\$25,306,454
Total SF	27,441	15,651	9,000 BSF	43,092 SF / 9,000 BSF
Avg. \$/SF	\$494	\$658	\$458/BSF	\$567/SF / \$458/BSF
Central & East Brooklyn				
# of transactions	6	5	-	11
Dollar Volume	\$11,055,000	\$6,645,000	-	\$17,700,000
Total SF	80,862	17,355	-	98,217 SF
Avg. \$/SF	\$186	\$385	-	\$276/SF
Brownstone Brooklyn				
# of transactions	6	8	2	16
Dollar Volume	\$64,950,000	\$53,440,000	\$2,600,000	\$120,990,000
Total SF	108,245	41,566	7,344 BSF	149,811 SF / 7,344 BSF
Avg. \$/SF	\$826	\$1,262	\$385/BSF	\$1,075/SF / \$385/BSF
Southwest Brooklyn				
# of transactions	2	7	1	10
Dollar Volume	\$2,300,000	\$20,900,000	\$4,818,800	\$28,018,800
Total SF	9,900	50,930	14,604 BSF	60,830 SF / 14,604 BSF
Avg. \$/SF	\$234	\$584	\$330/BSF	\$506/SF / \$330/BSF

*Development Site / Buildable Square Footage

North Brooklyn Neighborhoods: Greenpoint, Williamsburg

Northeast Brooklyn & Queens Neighborhoods: Bed-Stuy, Bushwick

Central & East Brooklyn Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington, Prospect-Lefferts-Gardens, Prospect Park

Brownstone Brooklyn Neighborhoods: Boerum Hill, Brooklyn Heights, Carroll Gardens, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Downtown Brooklyn, Fort Greene, Gowanus, Greenwood Heights, Park Slope, Prospect Heights, Red Hook, Windsor Terrace

Southwest Brooklyn Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

TEAM BREAKDOWN

MARKET AMBASSADORS





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