

# THE BROOKLYN MARKET REPORT

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Q1 2025

IPRC



# BROOKLYN

## Q1 2025 MARKET REPORT

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### 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.

Brooklyn's real estate market continued to show strength and diversity in Q1 2025, with notable gains in transaction volume and a major spike in development activity. A total of 170 transactions were recorded, representing a 5% year-over-year increase, while the total dollar volume surged 41% to \$685.7 million. Although total units sold declined slightly (-5%), the volume of buildable square footage sold grew a remarkable 344%, totaling over 683,000 buildable SF, an indicator of bullish long-term investor sentiment.

Mixed-use assets led the market with \$285.92 million across 72 transactions, followed by multifamily (\$210.53 million), development (\$147.26 million), and industrial (\$35.14 million). Prominent neighborhoods like Williamsburg, Park Slope, Greenpoint, and Downtown Brooklyn remained key investment hot spots. The sale of large portfolios and development sites highlights the appetite for scale and repositioning potential across asset classes.

This performance reflects Brooklyn's resilience and evolution, positioning it as both a complement and a competitive alternative to other New York City Markets, like Manhattan. The borough's diverse asset mix, range of emerging neighborhoods, and accelerating development interest suggest that Brooklyn remains a dynamic and strategic target for investors seeking both stability and upside in NYC real estate.

### REPORT CRITERIA

**Multifamily, Mixed-Use, Industrial and Development** transactions between **\$1,000,000 - \$100,000,000** from **January 1, 2025 - March 31, 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

# BROOKLYN

## Q1 2025 MARKET REPORT

### TRANSACTIONS SOLD

170

Total Transactions

↑5%

Total Transactions  
Q1 25 vs. Q1 24

### \$ VOLUME SOLD

\$685.7M

Total Dollar Volume

↑41%

Total Dollar Volume  
Q1 25 vs. Q1 24

### UNITS SOLD

971

Total Units

↓5%

Total Units  
Q1 25 vs. Q1 24

### BUILDABLE SF SOLD

683,154

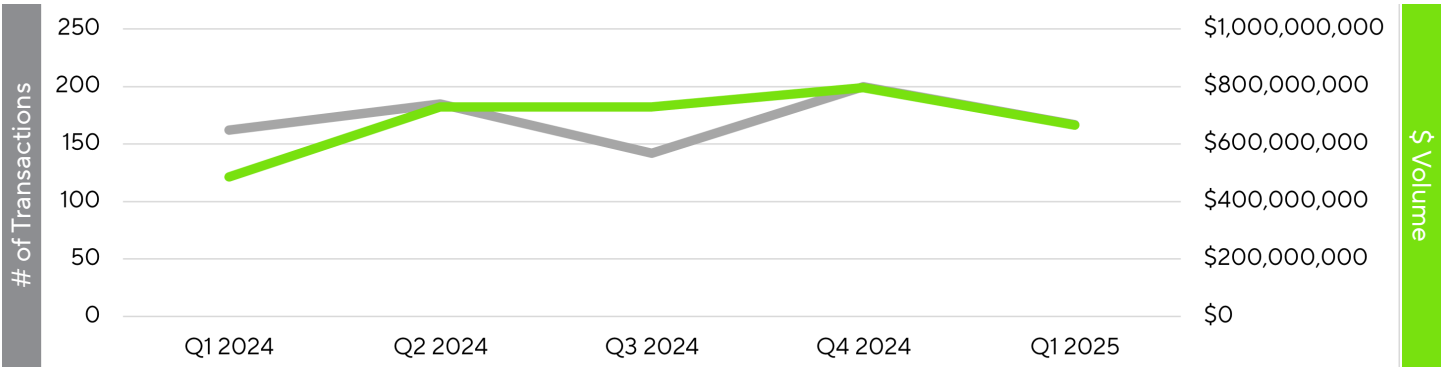
Total Buildable SF

↑344%

Total Buildable SF  
Q1 25 vs. Q1 24

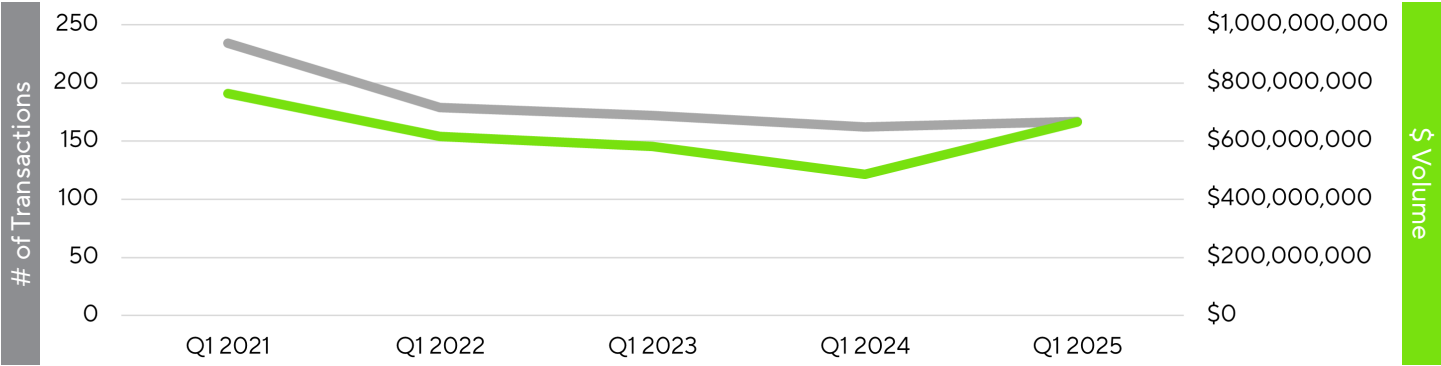
### QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Brooklyn



### YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Brooklyn



# BROOKLYN

## Q1 2025 MARKET REPORT

### MULTIFAMILY METRICS AND TOP TRANSACTIONS

68

TRANSACTIONS SOLD

\$210.53M

\$ VOLUME SOLD

453

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	SQUARE FEET	\$/SF
1	106 Gerry Street	\$14,200,000	Williamsburg	60,220	\$236
2	177 Concord Street	\$14,000,000	Downtown Brooklyn	22,000	\$636
3	30 Tompkins Place	\$13,000,000	Cobble Hill	2,520	\$5,159
4	287, 293 & 299 Mcguinness Boulevard	\$11,150,000	Greenpoint	28,980	\$385
5	5 Monroe Place	\$8,000,000	Brooklyn Heights	5,740	\$1,394
6	138 Schaefer Street	\$5,100,000	Bushwick	7,410	\$688
7	294 Degraw Street	\$4,850,000	Carroll Gardens	2,850	\$1,702
8	135 South 1st Street	\$4,350,000	Williamsburg	3,120	\$1,394
9	120 Wythe Avenue	\$4,350,000	Williamsburg	3,218	\$1,352
10	235 Sackett Street	\$4,200,000	Carroll Gardens	4,400	\$955



106 GERRY STREET



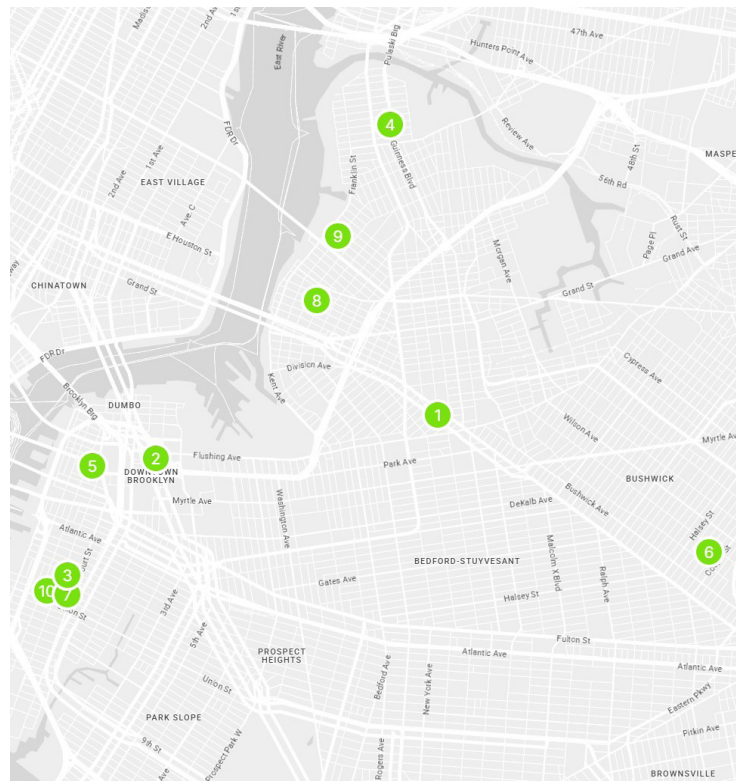
177 CONCORD STREET



30 TOMPKINS PLACE



287, 293 & 299 MCGUINNESS BOULEVARD





# BROOKLYN

## Q1 2025 MARKET REPORT

### MIXED-USE METRICS AND TOP TRANSACTIONS

74

TRANSACTIONS SOLD

\$292.72M

\$ VOLUME SOLD

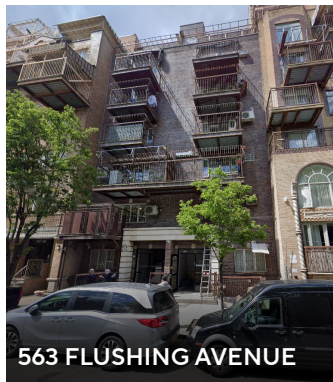
504

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	SQUARE FEET	\$/SF
1	Pintchik Portfolio (26 Bldgs, 80 Apts, 32 Stores)	\$102,500,000	Park Slope	115,000	\$891
2	563 Flushing Avenue	\$11,200,000	Williamsburg	21,112	\$531
3	80 Ainslie Street	\$8,500,000	Williamsburg	18,905	\$450
4	682 Bedford Avenue	\$7,100,000	Williamsburg	7,470	\$950
5	164-166 7th Avenue	\$6,800,000	Park Slope	9,790	\$695
6	322-324 Myrtle Avenue	\$5,150,000	Fort Greene	7,254	\$710
7	144 Montague Street	\$4,774,000	Brooklyn Heights	6,500	\$734
8	335 South 2nd Street	\$4,750,000	Williamsburg	20,700	\$229
9	572 & 572A Myrtle Avenue	\$4,100,000	Clinton Hill	4,101	\$1,000
10	5724 7th Avenue	\$4,060,000	Sunset Park	8,357	\$486



PINTCHIK PORTFOLIO



563 FLUSHING AVENUE



80 AINSLIE STREET



682 BEDFORD AVENUE



# BROOKLYN

## Q1 2025 MARKET REPORT

### INDUSTRIAL METRICS AND TOP TRANSACTIONS

6

TRANSACTIONS SOLD

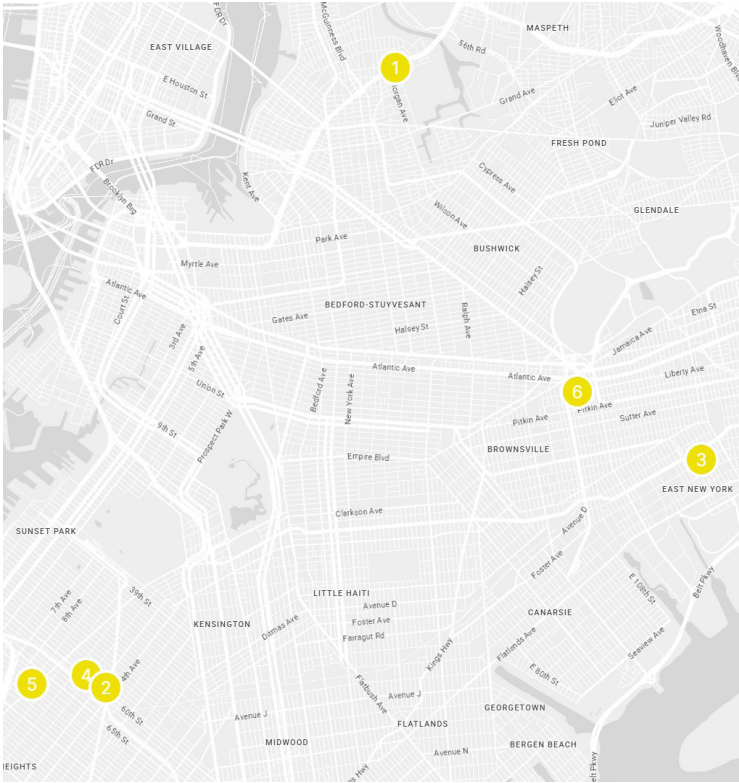
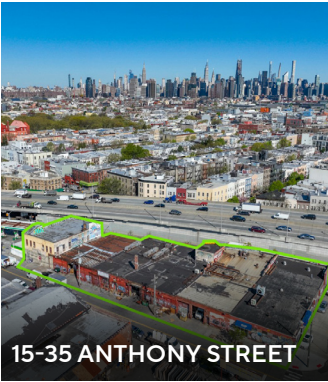
\$35.14M

\$ VOLUME SOLD

14

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	SQUARE FEET	\$/SF
1	15-35 Anthony Street	\$13,750,000	Greenpoint	32,540	\$422
2	1314 59th Street	\$10,990,000	Borough Park	25,420	\$432
3	933 Stanley Avenue	\$3,900,000	East New York	9,700	\$402
4	1213 60th Street	\$3,300,000	Borough Park	4,040	\$817
5	6803 9th Avenue	\$2,000,000	Dyker Heights	3,100	\$645
6	102 Williams Avenue	\$1,200,000	East New York	2,986	\$402





# BROOKLYN

## Q1 2025 MARKET REPORT

### DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

22

TRANSACTIONS SOLD

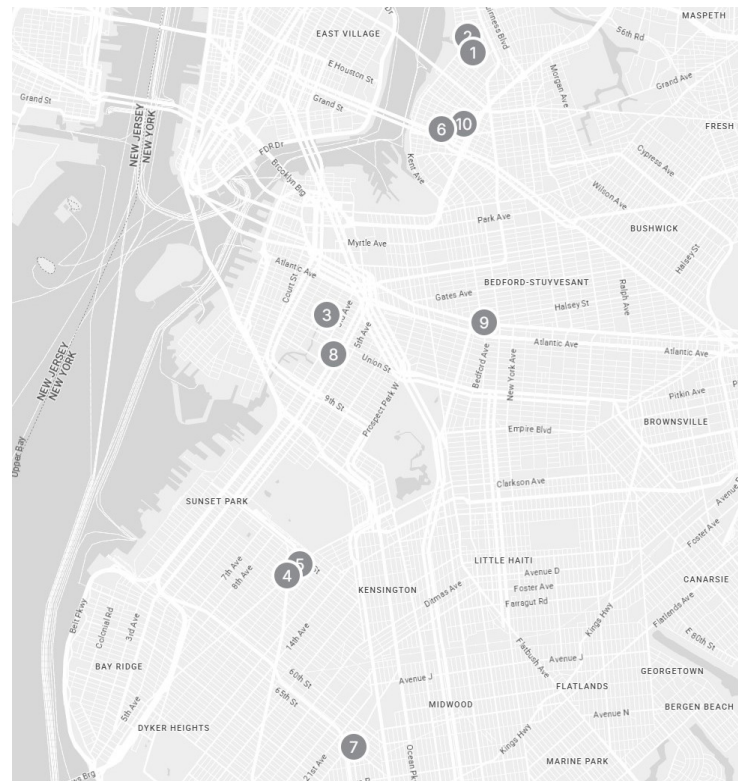
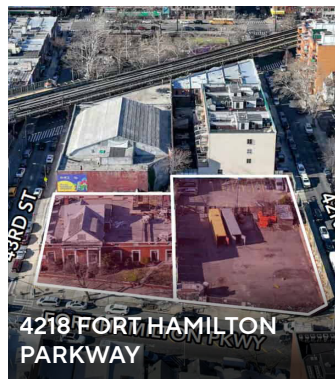
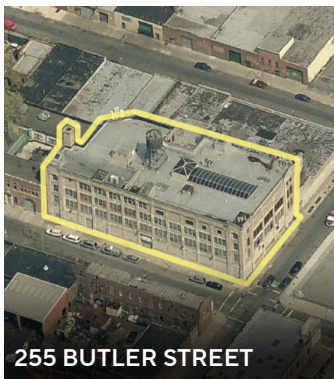
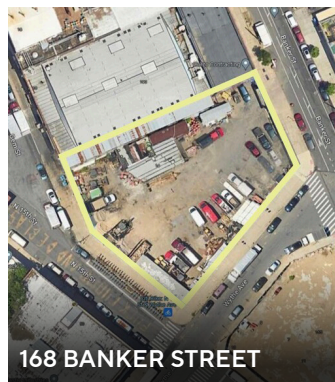
\$147.26M

\$ VOLUME SOLD

683,154

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	14 Wythe Avenue	\$17,250,000	Greenpoint	115,960	\$149
2	168 Banker Street	\$17,200,000	Greenpoint	108,575	\$158
3	255 Butler Street	\$13,000,000	Gowanus	95,000	\$131
4	4218 Fort Hamilton Parkway	\$12,150,000	Borough Park	25,010	\$486
5	4202 Fort Hamilton Parkway	\$10,000,000	Borough Park	40,480	\$247
6	200 South 3rd Street	\$9,573,800	Williamsburg	20,713	\$462
7	2213-2225 65th Street	\$8,800,000	Borough Park	36,000	\$244
8	284 4th Avenue	\$7,850,000	Gowanus	33,110	\$237
9	1209-1213 Fulton Street	\$6,900,000	Bed-Stuy	24,255	\$284
10	88-90 Havemeyer Street & 02368-0028	\$6,500,000	Williamsburg	15,228	\$427



# BROOKLYN

## Q1 2025 MARKET REPORT

### DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

	Multifamily	Mixed-Use	Industrial	Development	Total
<b>North Brooklyn</b>					
# of transactions	11	10	1	7	29
Dollar Volume	\$48,655,000	\$46,740,000	\$13,750,000	\$59,903,800	\$169,048,800
Total SF	122,118	93,604	32,540	284,307 BSF	248,262
Avg. \$/SF	\$673	\$543	\$422	\$341/BSF	\$602/SF
<b>Northeast Brooklyn</b>					
# of transactions	17	10	-	4	31
Dollar Volume	\$35,026,900	\$22,920,000	-	\$12,680,000	\$70,626,900
Total SF	87,445	48,896	-	62,400 BSF	136,341
Avg. \$/SF	\$453	\$480	-	\$249/BSF	\$463/SF
<b>Central &amp; East Brooklyn</b>					
# of transactions	1	12	2	3	18
Dollar Volume	\$1,300,000	\$21,455,000	\$5,100,000	\$9,427,225	\$37,282,225
Total SF	6,273	53,198	12,686	72,025 BSF	72,157
Avg. \$/SF	\$207	\$405	\$402	\$140/BSF	\$391/SF
<b>Brownstone Brooklyn</b>					
# of transactions	27	14	-	4	45
Dollar Volume	\$103,707,000	\$141,304,000	-	\$31,500,000	\$276,511,000
Total SF	124,335	177,296	-	155,610 BSF	301,631
Avg. \$/SF	\$1,042	\$661	-	\$284/BSF	\$908/SF
<b>Southwest Brooklyn</b>					
# of transactions	12	28	3	4	47
Dollar Volume	\$21,846,000	\$60,299,374	\$16,290,000	\$33,750,000	\$132,185,374
Total SF	48,760	140,732	32,560	108,812 BSF	222,052
Avg. \$/SF	\$487	\$501	\$631	\$340/BSF	\$506/SF

\*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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### **NORTH BROOKLYN TEAM**

Derek Bestreich  
Luke Sproviero  
Donal Flaherty  
Corey Haynes  
Thomas Ventura  
Sal Monteverde

### **NORTHEAST BROOKLYN TEAM**

Derek Bestreich  
Steve Reynolds  
Tom Reynolds  
Brian Davila  
Noah Middlekauff  
Joseph Moravec  
Alon Kahan

### **BROWNSTONE BROOKLYN TEAM**

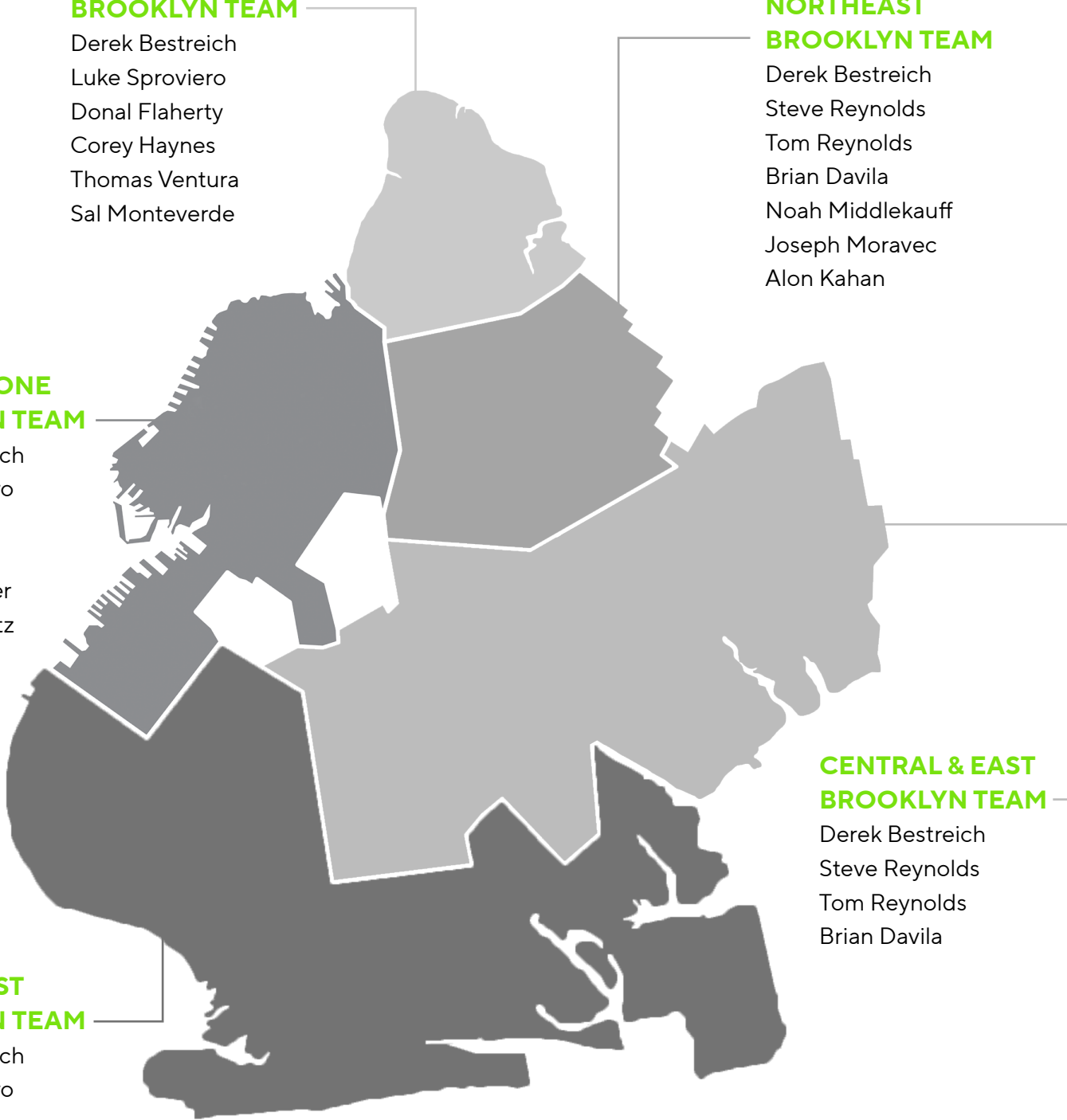
Derek Bestreich  
Luke Sproviero  
Adam Lobel  
Toby Waring  
Matt Dittmeier  
Samantha Katz

### **CENTRAL & EAST BROOKLYN TEAM**

Derek Bestreich  
Steve Reynolds  
Tom Reynolds  
Brian Davila

### **SOUTHWEST BROOKLYN TEAM**

Derek Bestreich  
Luke Sproviero  
Adam Lobel  
Toby Waring  
Matt Dittmeier





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