

THE BROOKLYN MARKET REPORT

Q2 2025

IPRG



BROOKLYN

Q2 2025 MARKET REPORT

REPORT CRITERIA

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

147

Total Transactions

↓15%

Total Transactions
Q2 25 vs. Q2 24

\$ VOLUME SOLD

\$559M

Total Dollar Volume

↓21%

Total Dollar Volume
Q2 25 vs. Q2 24

UNITS SOLD

1,121

Total Units

↑23%

Total Units
Q2 25 vs. Q2 24

BUILDABLE SF SOLD

249,753

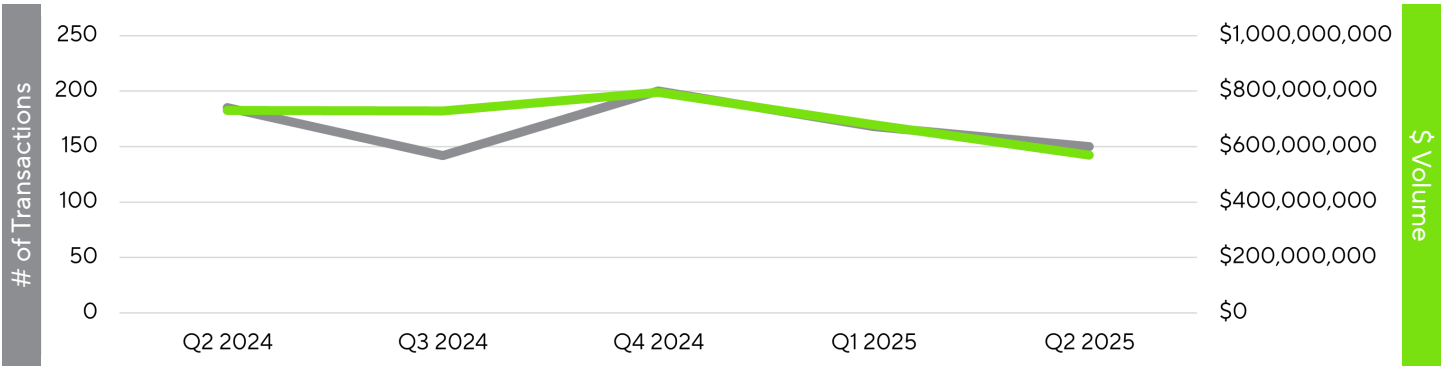
Total Buildable SF

↓84%

Total Buildable SF
Q2 25 vs. Q2 24

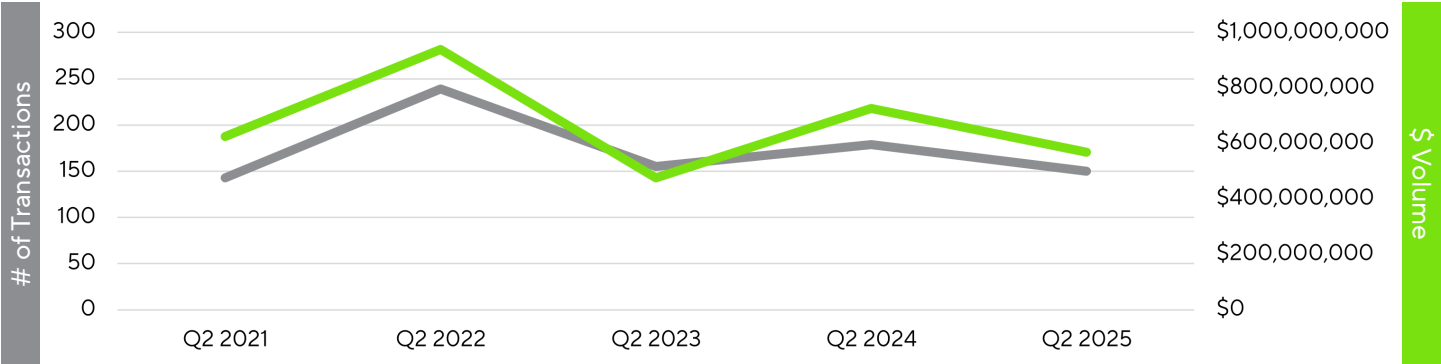
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Brooklyn



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Brooklyn



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MULTIFAMILY METRICS AND TOP TRANSACTIONS

67

TRANSACTIONS SOLD

\$246.30M

\$ VOLUME SOLD

602

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	202 8th Street	\$32,100,000	Gowanus	51	\$629,412	56868	\$564
2	392 Saint Marks Avenue	\$13,500,000	Prospect Heights	24	\$562,500	27125	\$498
3	60-66 Clark Street	\$11,500,000	Brooklyn Heights	38	\$302,632	25115	\$458
4	354-356 State Street	\$11,000,000	Boerum Hill	40	\$275,000	18445	\$596
5	286 5th Avenue	\$9,000,000	Park Slope	22	\$409,091	11137	\$808
6	39 South Portland Avenue	\$8,750,000	Fort Greene	1	\$8,750,000	5186	\$1,687
7	1327 President Street	\$8,500,000	Crown Heights	18	\$472,222	23580	\$360
8	39 Sidney Place	\$7,350,000	Brooklyn Heights	5	\$1,470,000	5155	\$1,426
9	3-5 Sutton Street	\$6,723,000	Greenpoint	12	\$560,250	12626	\$532
10	164-166 Kingsland Avenue	\$6,464,000	Greenpoint	16	\$404,000	13148	\$492



202 8TH STREET



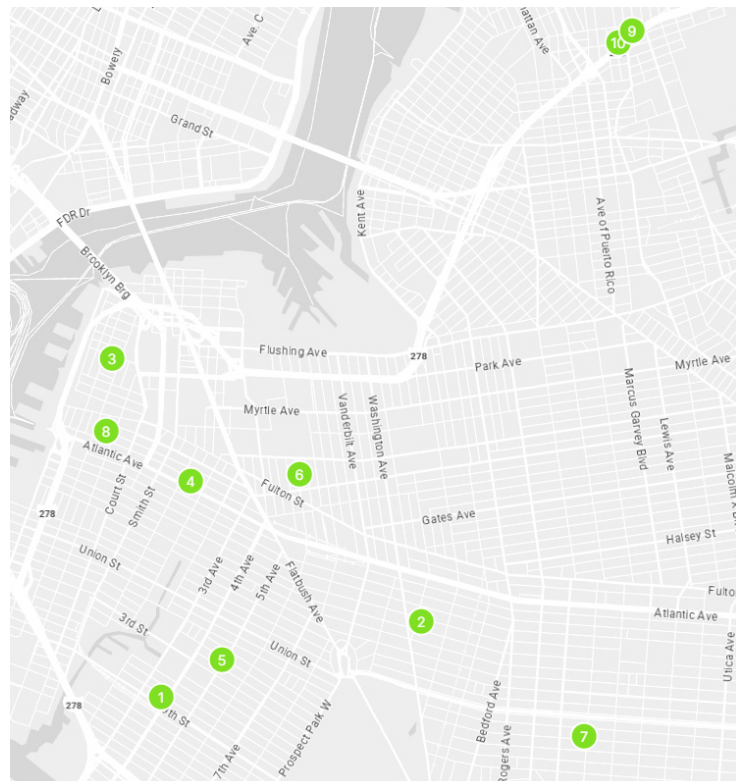
392 SAINT MARKS AVE



60-66 CLARK STREET



354-356 STATE STREET



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MIXED-USE METRICS AND TOP TRANSACTIONS

61

TRANSACTIONS SOLD

\$248.16M

\$ VOLUME SOLD

519

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	7410-7420 Ridge Boulevard	\$24,375,000	Bay Ridge	167	\$145,958	176064	\$138
2	64-68 & 65 Maspeth Avenue	\$24,200,000	Williamsburg	47	\$514,894	50930	\$475
3	35 Remsen Street	\$18,440,000	Brooklyn Heights	3	\$6,146,667	8330	\$2,214
4	657-673 Meeker Avenue	\$16,313,000	Greenpoint	38	\$429,289	36685	\$445
5	25 Schermerhorn Street	\$11,200,000	Downtown Brooklyn	5	\$2,240,000	5850	\$1,915
6	8622 Bay Parkway	\$8,500,000	Bath Beach	10	\$850,000	31100	\$273
7	77 Remsen Street	\$8,250,000	Brooklyn Heights	3	\$2,750,000	6250	\$1,320
8	191 Grand Street	\$6,800,000	Williamsburg	4	\$1,700,000	7039	\$966
9	591 5th Avenue	\$6,300,000	Park Slope	9	\$700,000	9938	\$634
10	306 Court Street	\$5,400,000	Carroll Gardens	7	\$771,429	2925	\$1,846



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

19

TRANSACTIONS SOLD

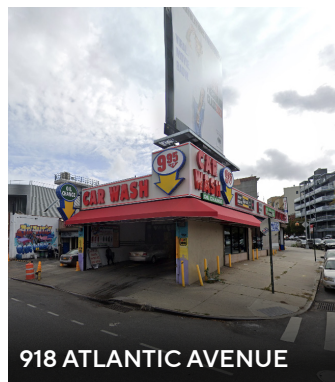
\$64.86M

\$ VOLUME SOLD

249,753

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	703 Myrtle Avenue	\$10,800,000	Bed-Stuy	36,288	\$298
2	918 Atlantic Avenue	\$7,000,000	Prospect Heights	65,063	\$112
3	544 Union Street	\$5,000,000	Gowanus	10,800	\$463
4	1558 47th Street & 05442-0032	\$4,818,800	Borough Park	14,604	\$330
5	80 Vernon Avenue	\$4,125,000	Bed-Stuy	9,000	\$458
6	504 Flatbush Avenue	\$4,100,000	Prospect Lefferts Gardens	20,499	\$200
7	115-117 Luquer Street	\$4,000,000	Carroll Gardens	8,000	\$500
8	155-161 Veronica Place	\$3,500,000	Flatbush	27,060	\$132
9	40 Devoe Street	\$3,200,000	Williamsburg	6,800	\$471
10	4508 15th Avenue	\$2,800,000	Borough Park	6,600	\$424



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

	Multifamily	Development	Mixed-Use	Total
North Brooklyn				
# of transactions	9	11	6	26
Dollar Volume	\$34,364,000	\$71,734,628	\$11,975,000	\$118,073,628
Total SF	57,767	132,572	24,225	190,339 SF / 24,225 BSF
Avg. \$/SF	\$687/SF	\$735/SF	\$432/BSF	\$713/SF / \$432/BSF
Northeast Brooklyn				
# of transactions	19	11	2	32
Dollar Volume	\$34,316,454	\$25,280,000	\$14,925,000	\$74,521,454
Total SF	103,496	56,610	45,288	160,106 SF / 45,288 BSF
Avg. \$/SF	\$382/SF	\$495/SF	\$378/BSF	\$423/SF / \$378/BSF
Central & East Brooklyn				
# of transactions	12	8	2	22
Dollar Volume	\$20,835,249	\$12,780,969	\$7,600,000	\$41,216,218
Total SF	117,426	30,547	47,559	147,973 SF / 47,559 BSF
Avg. \$/SF	\$259/SF	\$459/SF	\$166/BSF	\$339/SF / \$166/BSF
Brownstone Brooklyn				
# of transactions	21	16	6	43
Dollar Volume	\$144,345,000	\$78,700,000	\$21,000,000	\$244,045,000
Total SF	230,765	76,514	100,207	307,279 SF / 100,207 BSF
Avg. \$/SF	\$807/SF	\$1,012/SF	\$352/BSF	\$896/SF / \$352/BSF
Southwest Brooklyn				
# of transactions	13	18	3	34
Dollar Volume	\$21,660,000	\$66,420,000	\$9,368,800	\$97,448,800
Total SF	52,605	271,148	32,474 BSF	323,753 SF / 32,474 BSF
Avg. \$/SF	\$465/SF	\$521/SF	\$303/BSF	\$498/SF / \$303/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

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

BROWNSTONE BROOKLYN TEAM

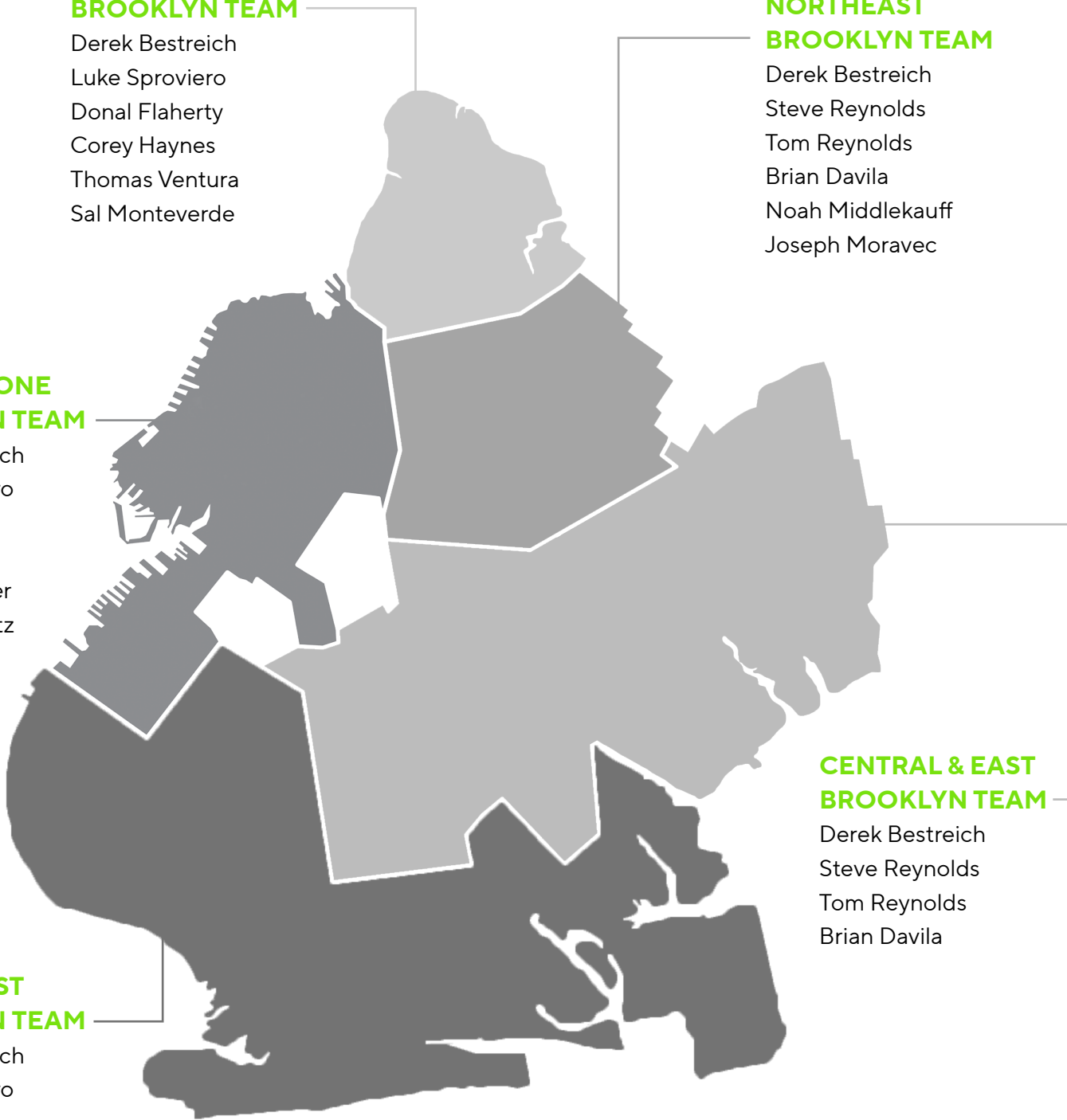
Derek Bestreich
Luke Sproviero
Adam Lobel
Toby Waring
Matt Dittmeier
Samantha Katz
Alon Kahan

SOUTHWEST BROOKLYN TEAM

Derek Bestreich
Luke Sproviero
Adam Lobel
Toby Waring
Matt Dittmeier

CENTRAL & EAST BROOKLYN TEAM

Derek Bestreich
Steve Reynolds
Tom Reynolds
Brian Davila





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