

# THE BROOKLYN MARKET REPORT

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Q3 2025

**IPRG**



# BROOKLYN

## Q3 2025 MARKET REPORT

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### REPORT CRITERIA

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

# BROOKLYN

## Q3 2025 MARKET REPORT

### TRANSACTIONS SOLD

146

Total Transactions

↓14%

Total Transactions  
Q3 25 vs. Q3 24

### \$ VOLUME SOLD

\$534.15M

Total Dollar Volume

↓34%

Total Dollar Volume  
Q3 25 vs. Q3 24

### UNITS SOLD

936

Total Units

↓16%

Total Units  
Q3 25 vs. Q3 24

### BUILDABLE SF SOLD

311,882

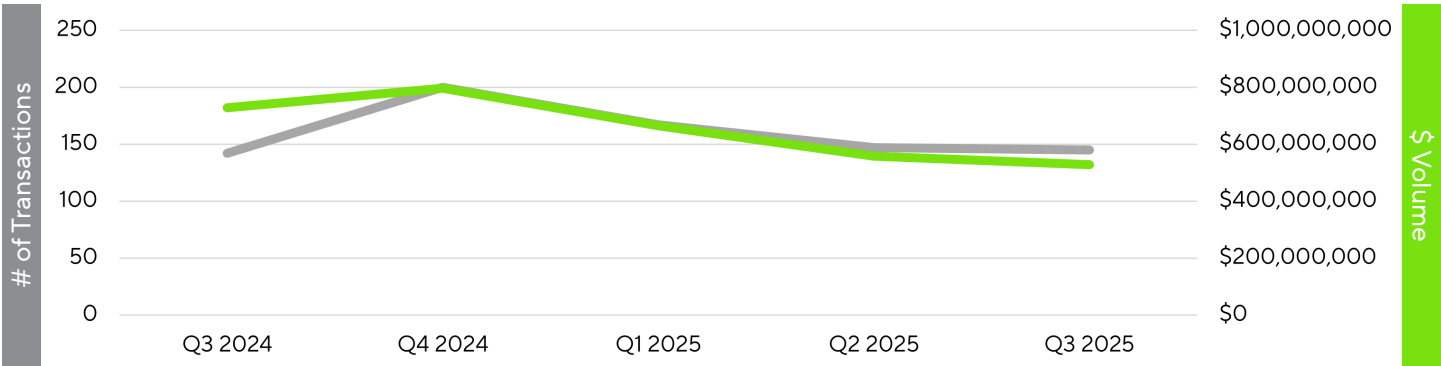
Total Buildable SF

↓73%

Total Buildable SF  
Q3 25 vs. Q3 24

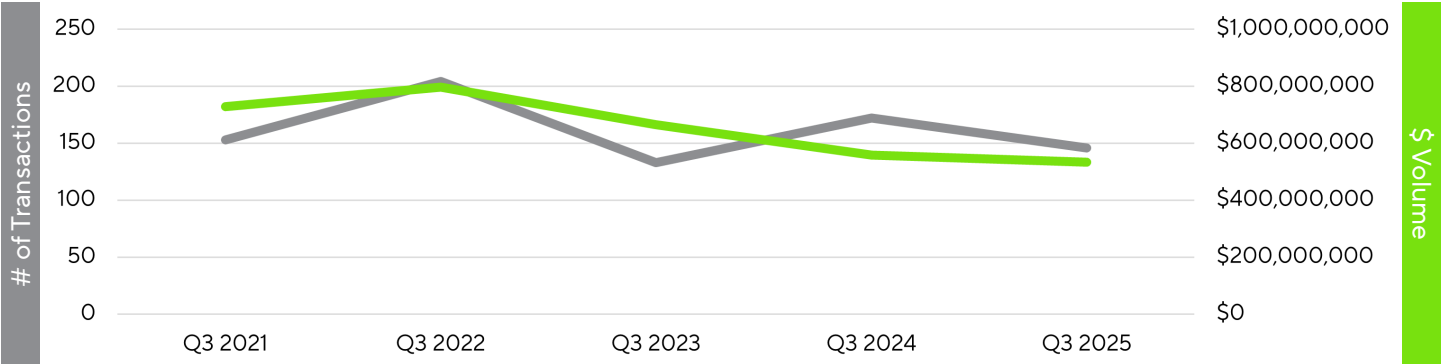
### QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Brooklyn



### YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Brooklyn



# BROOKLYN

## Q3 2025 MARKET REPORT

### MULTIFAMILY METRICS AND TOP TRANSACTIONS

69

TRANSACTIONS SOLD

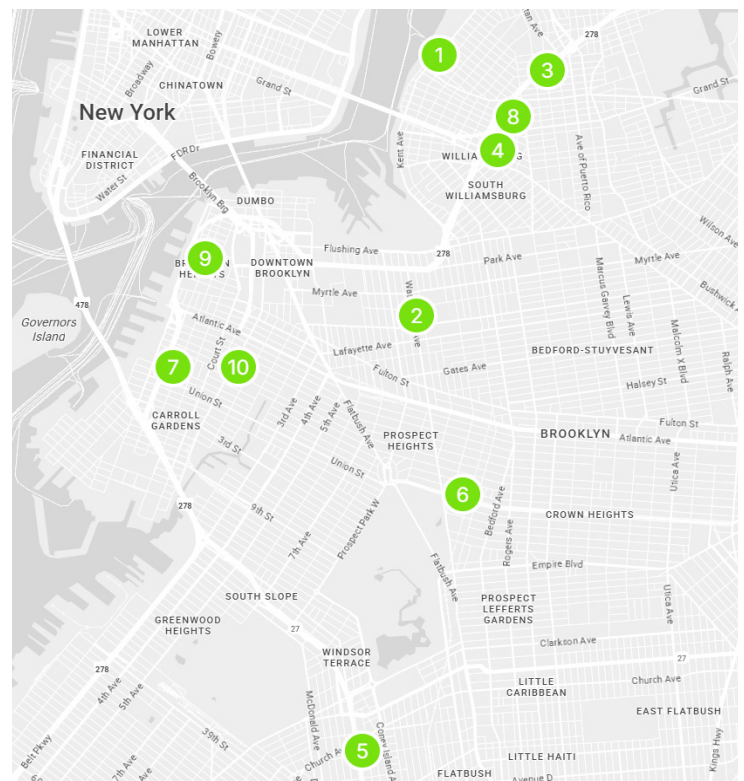
\$269.85M

\$ VOLUME SOLD

636

UNITS SOLD

|    | ADDRESS                                 | SALE PRICE   | NEIGHBORHOOD     | UNITS | \$/UNIT     | SF     | \$/SF   |
|----|-----------------------------------------|--------------|------------------|-------|-------------|--------|---------|
| 1  | 151 Kent Avenue                         | \$30,500,000 | Williamsburg     | 50    | \$610,000   | 54,000 | \$565   |
| 2  | 238 Hall Street & 269 Washington Avenue | \$15,600,000 | Clinton Hill     | 20    | \$780,000   | 20,126 | \$775   |
| 3  | 366-368 Leonard Street                  | \$14,200,000 | Williamsburg     | 20    | \$710,000   | 14,814 | \$959   |
| 4  | 331 Keap Street                         | \$9,040,000  | Williamsburg     | 36    | \$251,111   | 21,740 | \$416   |
| 5  | 241-245 Ocean Parkway                   | \$8,960,000  | Kensington       | 32    | \$280,000   | 36,000 | \$249   |
| 6  | 263 Eastern Parkway                     | \$8,900,000  | Crown Heights    | 62    | \$143,548   | 75,000 | \$119   |
| 7  | 59 Cheever Place                        | \$6,850,000  | Cobble Hill      | 4     | \$1,712,500 | 2,520  | \$2,718 |
| 8  | 447 Keap Street                         | \$6,300,000  | Williamsburg     | 7     | \$900,000   | 7,644  | \$824   |
| 9  | 152 Hicks Street                        | \$6,000,000  | Brooklyn Heights | 2     | \$3,000,000 | 4,480  | \$1,338 |
| 10 | 333 Warren Street                       | \$6,000,000  | Cobble Hill      | 8     | \$750,000   | 5,900  | \$1,017 |



# BROOKLYN

## Q3 2025 MARKET REPORT

### MIXED-USE METRICS AND TOP TRANSACTIONS

63

TRANSACTIONS SOLD

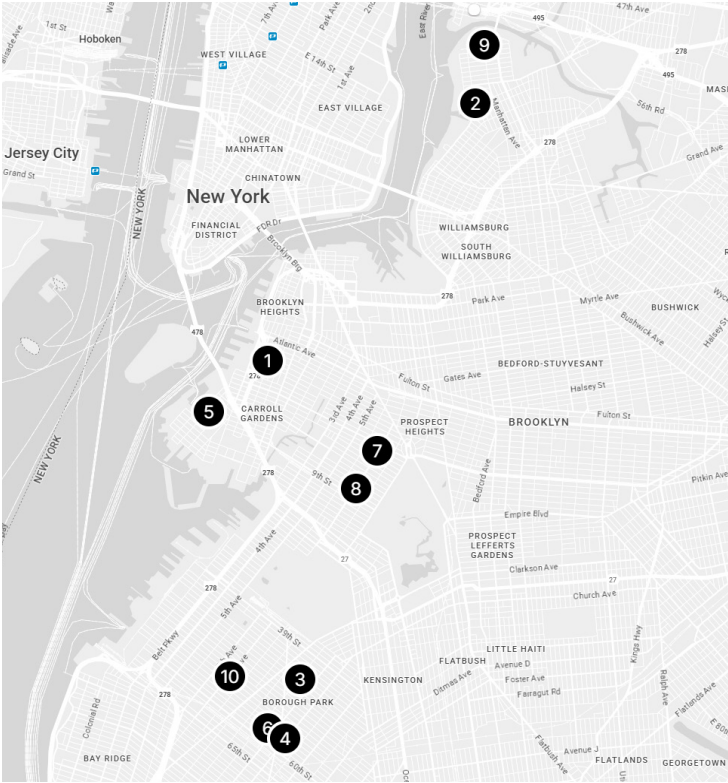
\$158.36M

\$ VOLUME SOLD

300

UNITS SOLD

|    | ADDRESS                                 | SALE PRICE  | NEIGHBORHOOD | UNITS | \$/UNIT        | SF     | \$/SF   |
|----|-----------------------------------------|-------------|--------------|-------|----------------|--------|---------|
| 1  | 159 Baltic Street                       | \$6,900,000 | Cobble Hill  | 10    | \$690,000      | 8,650  | \$798   |
| 2  | 76 Franklin Street                      | \$6,639,875 | Greenpoint   | 8     | \$829,984      | 6,500  | \$1,022 |
| 3  | 4419 12th Avenue                        | \$6,000,000 | Borough Park | 11    | \$142,857      | 37,659 | \$159   |
| 4  | 5622 14th Avenue                        | \$5,162,717 | Borough Park | 3     | \$1,720,905.67 | 3,375  | \$1,530 |
| 5  | 93 Verona Street & 253 Van Brunt Street | \$4,850,000 | Red Hook     | 9     | \$538,889      | 6,837  | \$709   |
| 6  | 5701-5705 New Utrecht Avenue            | \$4,820,000 | Borough Park | 9     | \$535,556      | 8,660  | \$557   |
| 7  | 122 7th Avenue                          | \$4,475,000 | Park Slope   | 4     | \$1,118,750    | 3,376  | \$1,326 |
| 8  | 291 7th Avenue                          | \$4,100,000 | Park Slope   | 7     | \$585,714      | 4,720  | \$869   |
| 9  | 1098 Manhattan Avenue                   | \$3,800,000 | Greenpoint   | 6     | \$633,333      | 4,124  | \$921   |
| 10 | 5313 8th Avenue                         | \$3,690,000 | Sunset Park  | 3     | \$1,230,000    | 3,344  | \$1,103 |



# BROOKLYN

## Q3 2025 MARKET REPORT

### DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

14

TRANSACTIONS SOLD

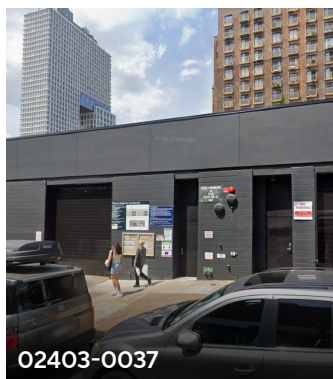
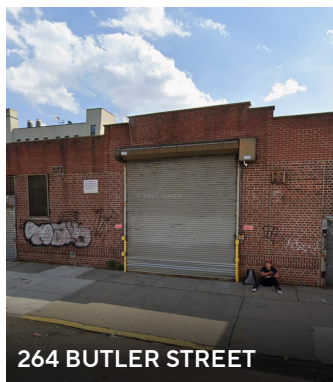
\$105.95M

\$ VOLUME SOLD

311,883

BUILDABLE SF SOLD

|    | ADDRESS                                       | SALE PRICE   | NEIGHBORHOOD | BUILDABLE SF | \$/BSF |
|----|-----------------------------------------------|--------------|--------------|--------------|--------|
| 1  | 67-75 4th Ave, 71 4th Ave & 77 Saint Marks Pl | \$24,000,000 | Park Slope   | 55,083       | \$436  |
| 2  | 264 Butler Street                             | \$15,250,000 | Gowanus      | 52,500       | \$290  |
| 3  | 221 Wythe Avenue                              | \$12,500,000 | Williamsburg | 20,130       | \$621  |
| 4  | 02403-0037                                    | \$9,000,000  | Williamsburg | 30,208       | \$298  |
| 5  | 36 Frost Street                               | \$7,500,000  | Williamsburg | 15,000       | \$500  |
| 6  | 37 Meserole Street                            | \$6,400,000  | Williamsburg | 16,368       | \$391  |
| 7  | 20 Charles Place & 661 Bushwick Avenue        | \$6,000,000  | Bushwick     | 29,770       | \$201  |
| 8  | 1574 50th Street                              | \$6,000,000  | Borough Park | 11,000       | \$545  |
| 9  | 173 Woodpoint Road                            | \$4,600,000  | Williamsburg | 10,836       | \$425  |
| 10 | 1370 Myrtle Avenue                            | \$4,100,000  | Bushwick     | 27,990       | \$146  |



# BROOKLYN

## Q3 2025 MARKET REPORT

### DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

|                                    | Multifamily   | Mixed-Use    | Development  | Total                    |
|------------------------------------|---------------|--------------|--------------|--------------------------|
| <b>North Brooklyn</b>              |               |              |              |                          |
| # of transactions                  | 12            | 9            | 7            | 28                       |
| Dollar Volume                      | \$84,731,026  | \$32,304,875 | \$45,000,000 | \$162,035,901            |
| Total SF                           | 132,784 SF    | 47,191 SF    | 101,708 BSF  | 179,975 SF / 101,708 BSF |
| Avg. \$/SF                         | \$781/SF      | \$737/SF     | \$469/BSF    | \$762/SF / \$469/BSF     |
| <b>Northeast Brooklyn</b>          |               |              |              |                          |
| # of transactions                  | 8             | 12           | 2            | 22                       |
| Dollar Volume                      | \$17,738,308  | \$24,435,500 | \$10,100,000 | \$52,273,808             |
| Total SF                           | 42,028 SF     | 54,393 SF    | 57,760 BSF   | 96,421 SF / 57,760 BSF   |
| Avg. \$/SF                         | \$600/SF      | \$491/SF     | \$174/BSF    | \$535/SF / \$174/BSF     |
| <b>Central &amp; East Brooklyn</b> |               |              |              |                          |
| # of transactions                  | 7             | 5            | 2            | 14                       |
| Dollar Volume                      | \$19,003,863  | \$5,685,000  | \$5,600,000  | \$30,288,863             |
| Total SF                           | 103,836 SF    | 15,460 SF    | 33,831 BSF   | 119,296 SF / 33,831 BSF  |
| Avg. \$/SF                         | \$264/SF      | \$370/SF     | \$161/BSF    | \$308/SF / \$161/BSF     |
| <b>Brownstone Brooklyn</b>         |               |              |              |                          |
| # of transactions                  | 33            | 18           | 2            | 53                       |
| Dollar Volume                      | \$128,704,000 | \$55,609,833 | \$39,250,000 | \$223,563,833            |
| Total SF                           | 254,090 SF    | 90,056 SF    | 107,583 BSF  | 344,146 SF / 107,583 BSF |
| Avg. \$/SF                         | \$805/SF      | \$665/SF     | \$363/BSF    | \$754/SF / \$363/BSF     |
| <b>Southwest Brooklyn</b>          |               |              |              |                          |
| # of transactions                  | 8             | 19           | 1            | 28                       |
| Dollar Volume                      | \$13,368,000  | \$46,619,865 | \$6,000,000  | \$65,987,865             |
| Total SF                           | 32,794 SF     | 103,482 SF   | 11,000 BSF   | 136,276 SF / 11,000 BSF  |
| Avg. \$/SF                         | \$462/SF      | \$634/SF     | \$545/BSF    | \$583/SF / \$545/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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### **NORTH BROOKLYN TEAM**

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

### **NORTHEAST BROOKLYN TEAM**

Derek Bestreich  
Steve Reynolds  
Tom Reynolds  
Brian Davila

### **BROWNSTONE BROOKLYN TEAM**

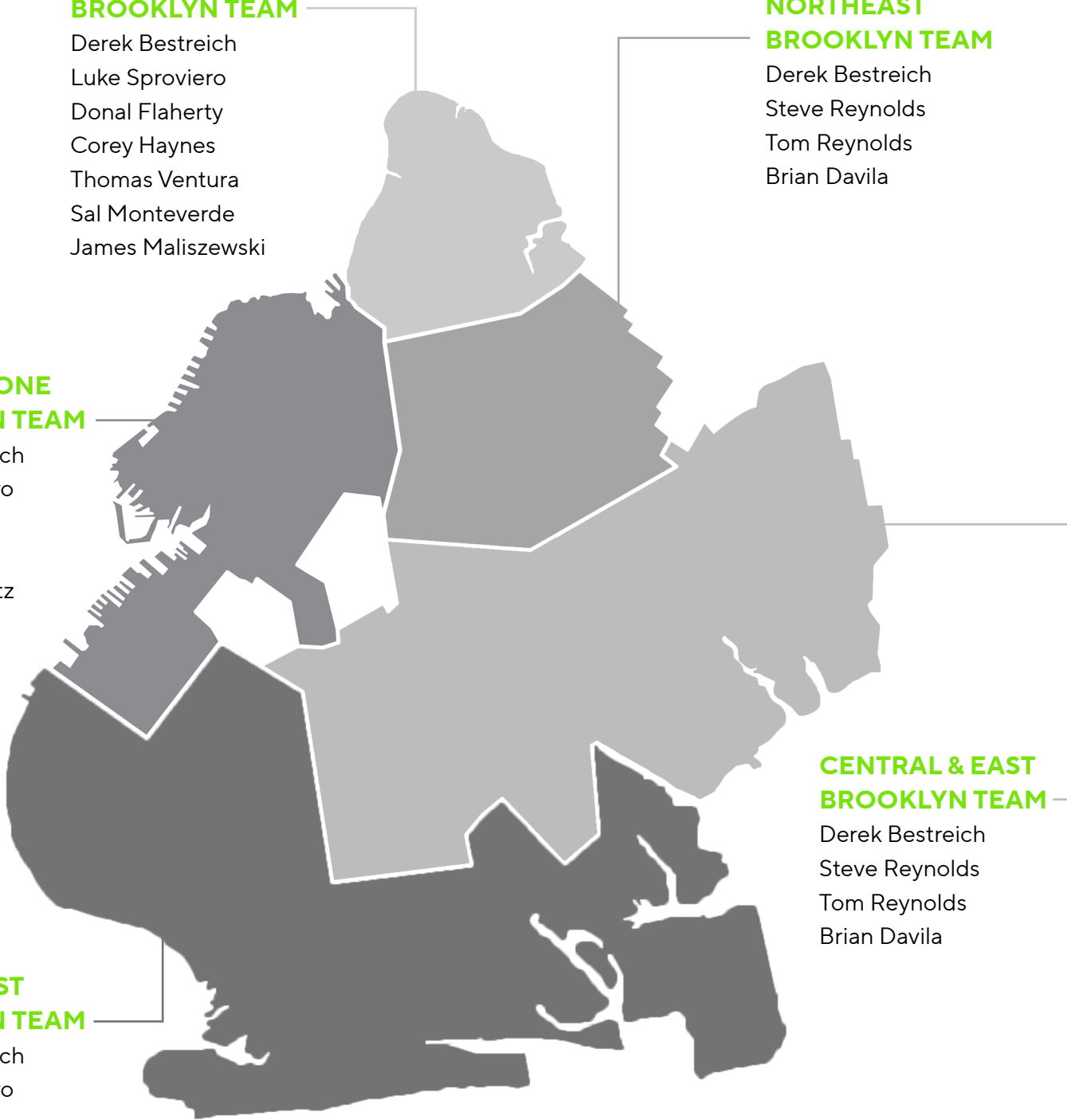
Derek Bestreich  
Luke Sproviero  
Adam Lobel  
Toby Waring  
Samantha Katz

### **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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Q3 2025

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

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**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

---

**STEVE  
REYNOLDS**  
718.360.2993  
steve@iprg.com

---

**ADAM  
LOBEL**  
718.360.8815  
adam@iprg.com

---

**TOM  
REYNOLDS**  
718.360.8817  
tom@iprg.com

---

**DONAL  
FLAHERTY**  
718.360.8823  
donal@iprg.com

---

**BRIAN  
DAVILA**  
718.360.8849  
brian@iprg.com

**TOBY  
WARING**  
718.360.8837  
toby@iprg.com

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718.360.8801

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