

THE BROOKLYN MARKET REPORT

Q4 2025

REPORT CRITERIA

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

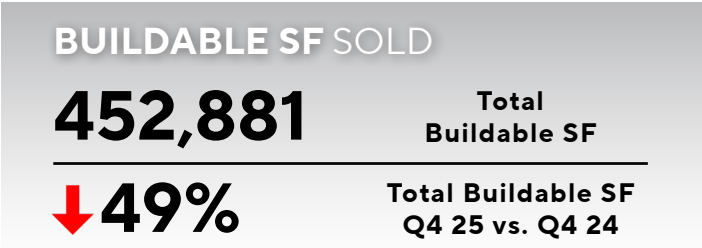
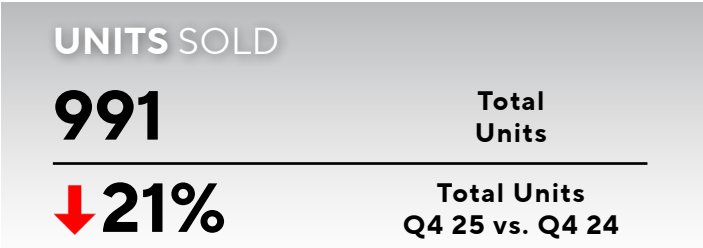
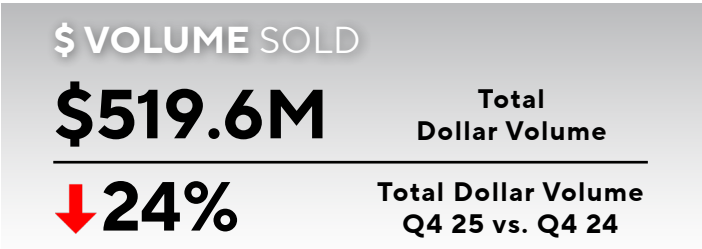
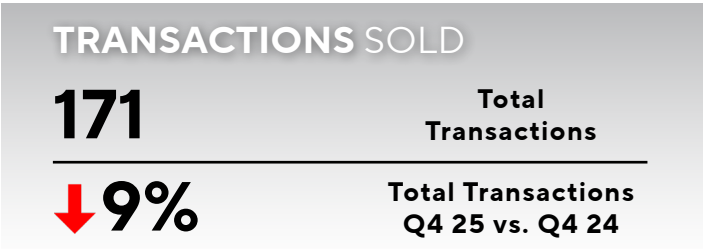
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Neighborhoods: Bath Beach, Bay Ridge, Bed-Stuy, Bensonhurst, Boerum Hill, Borough Park, Brooklyn Heights, Bushwick, Carroll Gardens, City Line, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Crown Heights South, Cypress Hill, 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

IPRG

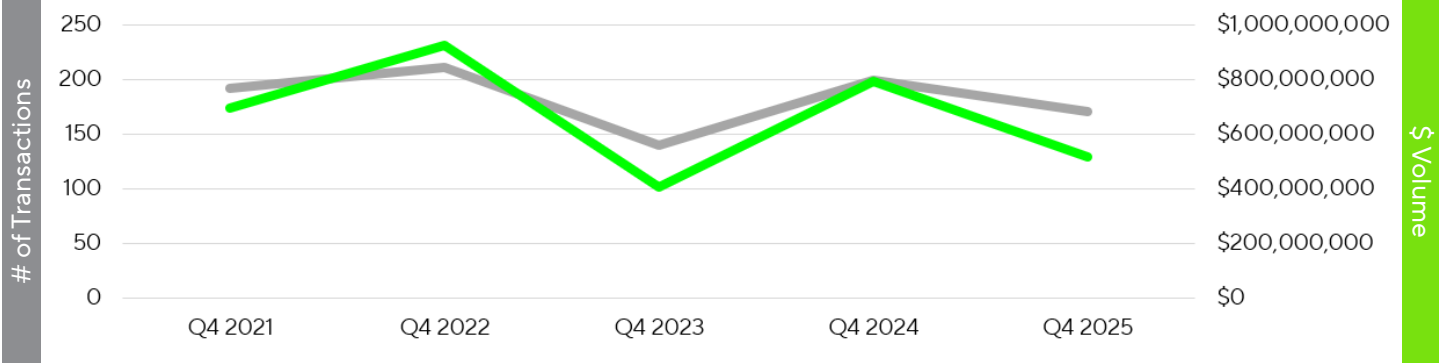
BROOKLYN

Q4 2025 MARKET REPORT



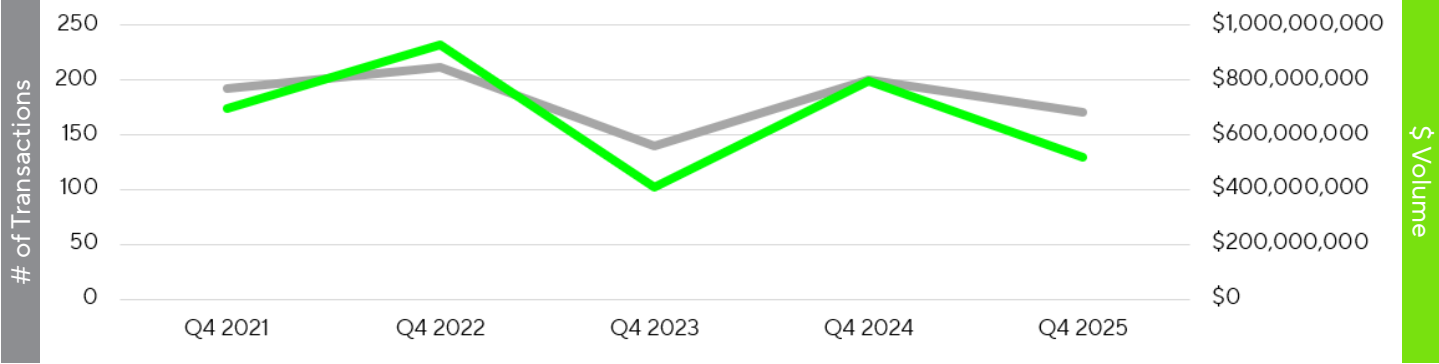
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Brooklyn



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Brooklyn



BROOKLYN

Q4 2025 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

76

TRANSACTIONS SOLD

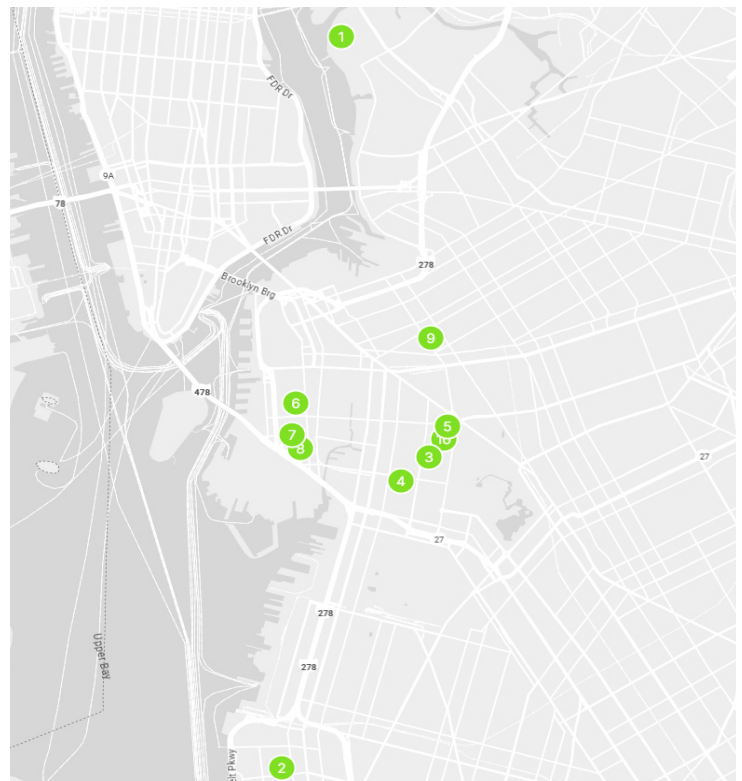
\$217.8M

\$ VOLUME SOLD

533

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	233 Franklin Street	\$20,000,000	Greenpoint	20	\$1,000,000	27,309	\$732
2	230 73rd Street	\$7,125,000	Bay Ridge	59	\$120,763	48,000	\$148
3	535 2nd Street	\$6,750,000	Park Slope	4	\$1,687,500	4,312	\$1,565
4	448 6th Street	\$6,300,000	Park Slope	2	\$3,150,000	2,880	\$2,187
5	914 President Street	\$6,250,000	Park Slope	4	\$1,562,500	6,200	\$1,008
6	339 Clinton Street	\$5,695,000	Cobble Hill	4	\$1,423,750	4,000	\$1,205
7	29 2nd Place	\$5,500,000	Carroll Gardens	4	\$1,375,000	5,129	\$1,072
8	62 4th Place	\$5,025,000	Carroll Gardens	4	\$1,256,250	5,300	\$948
9	392 Clinton Avenue	\$4,700,000	Clinton Hill	16	\$293,750	16,720	\$281
10	821 Carroll Street	\$4,400,000	Park Slope	5	\$880,000	4,767	\$923



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MIXED-USE METRICS AND TOP TRANSACTIONS

77

TRANSACTIONS SOLD

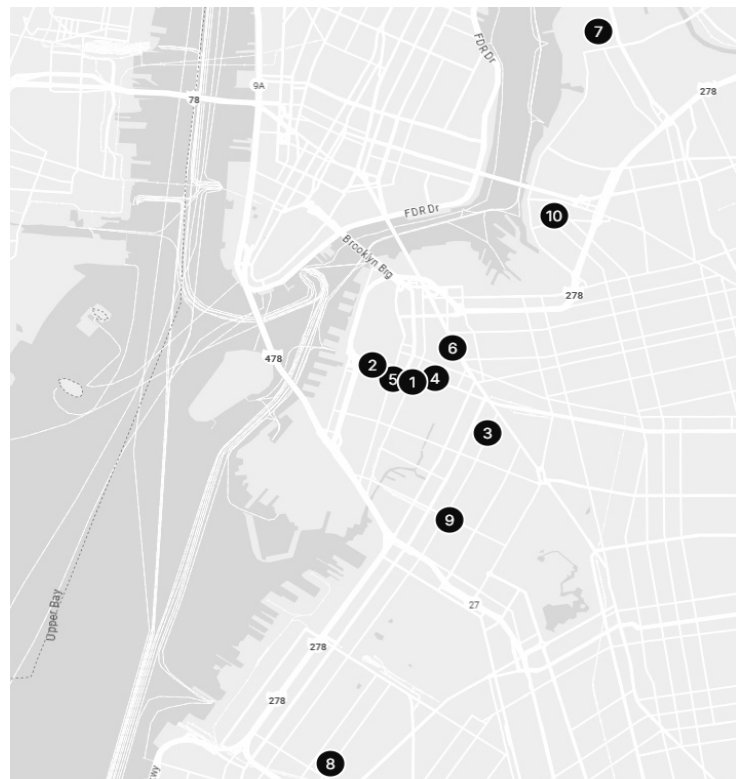
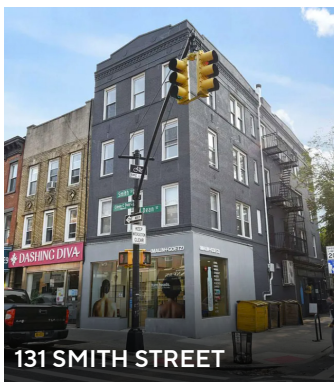
\$211.4M

\$ VOLUME SOLD

458

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	131 Smith Street	\$7,850,000	Boerum Hill	6	\$1,308,333	4,400	\$1,784
2	115 Pacific Street	\$7,075,000	Cobble Hill	5	\$1,415,000	5,720	\$1,237
3	102-106 5th Avenue	\$7,000,000	Park Slope	9	\$777,778	8,700	\$805
4	292 Atlantic Avenue	\$6,950,000	Boerum Hill	8	\$868,750	7,500	\$927
5	181 Court Street	\$6,850,000	Boerum Hill	8	\$856,250	6,780	\$1,010
6	336 Flatbush Avenue	\$6,750,000	Park Slope	9	\$750,000	13,108	\$515
7	977 Manhattan Avenue	\$6,650,000	Greenpoint	15	\$443,333	16,236	\$410
8	5706 8th Avenue	\$5,700,000	Sunset Park	3	\$1,900,000	3,120	\$1,827
9	334-336 9th Street	\$5,650,000	Park Slope	9	\$627,778	9,740	\$580
10	454 Bedford Avenue	\$5,500,000	Williamsburg	43	\$127,907	30,290	\$182



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

18

TRANSACTIONS SOLD

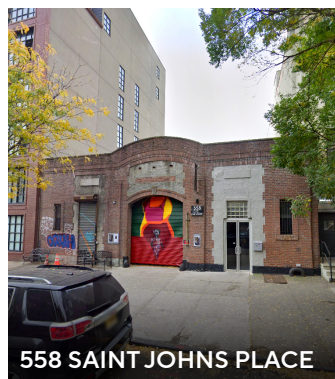
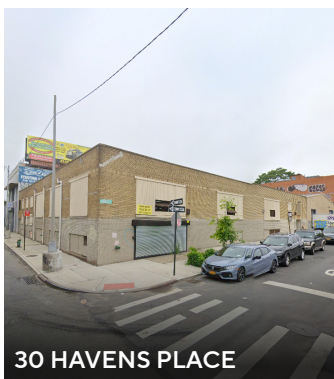
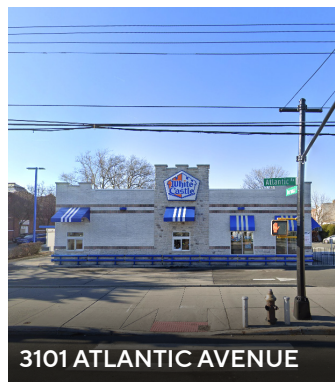
\$90.5M

\$ VOLUME SOLD

452,881

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	245 Duffield Street	\$31,000,000	Downtown Brooklyn	83,300	\$372
2	3101 Atlantic Avenue	\$8,500,000	East New York	121,532	\$70
3	30 Havens Place	\$7,891,875	Ocean Hill	81,886	\$108
4	558 Saint Johns Place	\$7,600,000	Crown Heights	24,800	\$306
5	96 South 9th Street	\$6,100,000	Williamsburg	5,500	\$1,109
6	590 Union Street	\$4,500,000	Gowanus	14,440	\$243
7	70-72 Douglass Street	\$3,900,000	Cobble Hill	7,300	\$534
8	108 5th Avenue	\$3,391,000	Park Slope	6,975	\$486
9	149 New Jersey Avenue	\$2,300,000	East New York	30,702	\$75
10	571 Lorimer Street	\$2,300,000	Williamsburg	6,600	\$348



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

	Multifamily	Mixed-Use	Development	Total
North Brooklyn				
# of transactions	8	13	4	25
Dollar Volume	\$37,179,818	\$47,754,995	\$12,500,000	\$97,434,813
Total SF	59,147 SF	103,846 SF	24,400 BSF	162,993 SF / 24,400 BSF
Avg. \$/SF	\$611/SF	\$756/SF	\$537/BSF	\$701/SF / \$537/BSF
Northeast Brooklyn				
# of transactions	12	10	3	25
Dollar Volume	\$30,115,000	\$22,815,000	\$11,141,875	\$64,071,875
Total SF	49,968 SF	51,733 SF	91,946 BSF	101,701 SF / 91,946 BSF
Avg. \$/SF	\$632/SF	\$459/SF	\$251/BSF	\$554/SF / \$251/BSF
Central & East Brooklyn				
# of transactions	10	6	4	20
Dollar Volume	\$16,162,500	\$18,485,000	\$13,700,000	\$48,347,500
Total SF	62,185 SF	45,229 SF	190,334 BSF	107,414 SF / 190,334 BSF
Avg. \$/SF	\$377/SF	\$457/SF	\$90/BSF	\$418/SF / \$90/BSF
Brownstone Brooklyn				
# of transactions	22	20	6	48
Dollar Volume	\$85,668,000	\$80,275,642	\$52,141,000	\$218,084,642
Total SF	105,623 SF	147,400 SF	139,535 BSF	253,023 SF / 139,535 BSF
Avg. \$/SF	\$878/SF	\$640/SF	\$431/BSF	\$765 SF / \$431 BSF
Southwest Brooklyn				
# of transactions	23	21	1	46
Dollar Volume	\$47,600,500	\$42,048,900	\$1,000,000	\$97,124,400
Total SF	192,198 SF	75,456 SF	6,666 BSF	267,654 SF / 6,666 BSF
Avg. \$/SF	\$446/SF	\$595/SF	\$150/BSF	\$517/SF / \$150/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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Q4 2025

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