THE BROOKLYN MARKET REPORT

Q1 2026

REPORT CRITERIA

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

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TRANSACTIONS SOLD

157 Total Transactions

↓7% Total Transactions Q1 26 vs. Q1 25

$ VOLUME SOLD

$613.8M Total Dollar Volume

↓10% Total Dollar Volume Q1 26 vs. Q1 25

UNITS SOLD

866 Total Units

↓9% Total Transactions Q1 26 vs. Q1 25

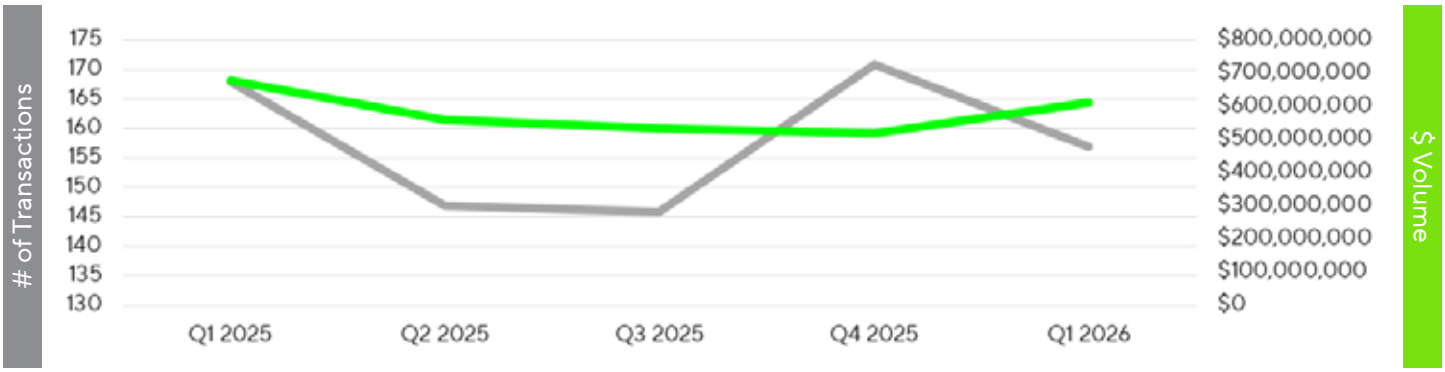
BUILDABLE SF SOLD

607,351 Total Buildable SF

↓11% Total Dollar Volume Q1 26 vs. Q1 25

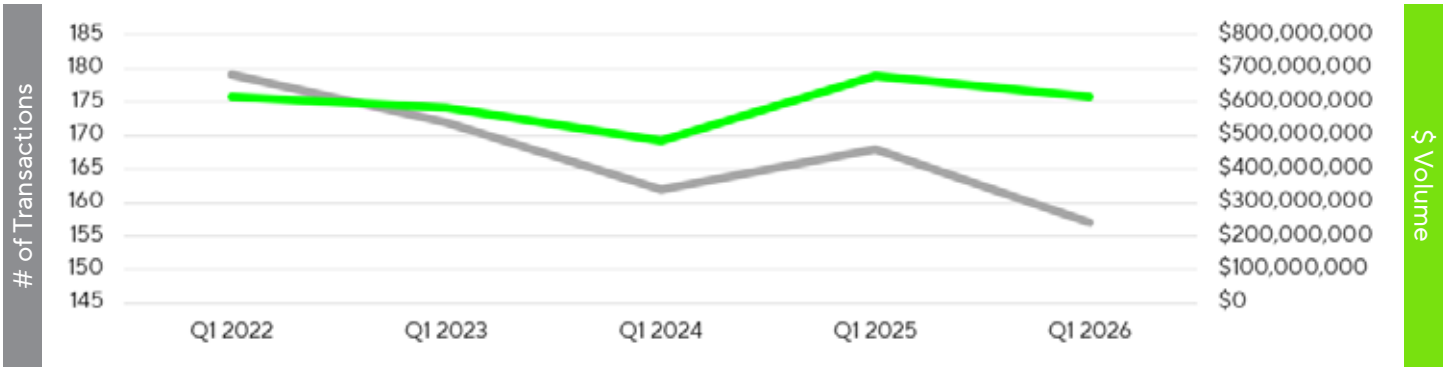
QUARTER OVER QUARTER

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 2026 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

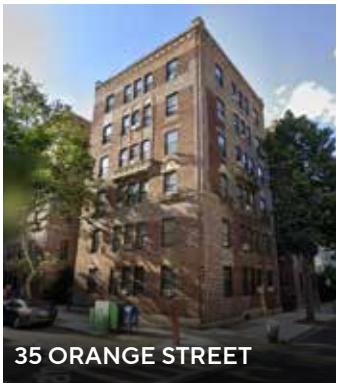
68
TRANSACTIONS SOLD

$261.5M
$ VOLUME SOLD

518
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	$/UNIT	SF	$/SF
1	**525 Union Avenue**	$38,000,000	Williamsburg	43	$883,721	64,650	$588
2	**35 Orange Street**	$15,850,000	Brooklyn Heights	48	$330,208	47,136	$336
3	**170 Clinton Street**	$14,000,000	Brooklyn Heights	10	$1,400,000	7,170	$1,952
4	**73 Starr Street**	$13,100,000	Bushwick	24	$545,833	23,179	$565
5	**22 Strong Place**	$11,800,000	Cobble Hill	3	$3,933,333	4,320	$2,731
6	**839 President Street**	$9,500,000	Park Slope	3	$3,166,666	6,000	$1,583
7	**507 8th Avenue**	$7,000,000	Park Slope	5	$1,400,000	5,952	$1,176
8	**103 Joralemon Street**	$6,050,000	Brooklyn Heights	5	$1,210,000	6,700	$903
9	**192 Saint Marks Avenue**	$5,400,000	Prospect Heights	4	$1,350,000	5,524	$978
10	**186 Prospect Place**	$5,200,000	Prospect Heights	36	$144,444	34,538	$151

525 UNION AVENUE


35 ORANGE STREET

170 CLINTON STREET

73 STARR STREET

BROOKLYN

Q1 2026 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

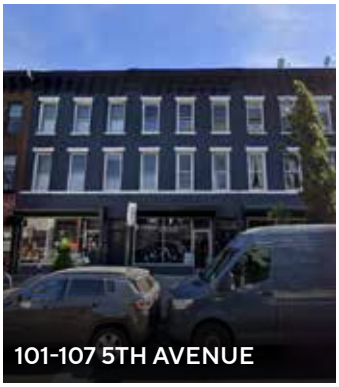
65
TRANSACTIONS SOLD

$164.5M
$ VOLUME SOLD

348
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	$/UNIT	SF	$/SF
1	**226 7th Avenue & 400 7th Avenue**	$11,150,000	Park Slope	16	$696,875	13,200	$845
2	**101-107 5th Avenue**	$9,200,000	Park Slope	12	$766,667	10,464	$879
3	**138 Montague Street**	$6,000,000	Brooklyn Heights	26	$230,769	16,334	$367
4	**95, 111 5th Avenue**	$5,320,000	Park Slope	12	$443,333	7,881	$675
5	**6324 Fort Hamilton Parkway**	$5,300,000	Borough Park	3	$1,766,666	8,098	$654
6	**7626 & 7702 5th Avenue**	$4,500,000	Bay Ridge	9	$500,000	6,167	$730
7	**358-360 Atlantic Avenue**	$4,217,956	Boerum Hill	10	$421,796	6,768	$623
8	**157 Smith Street**	$4,000,000	Boerum Hill	7	$571,429	10,900	$367
9	**403 5th Avenue**	$3,750,000	Park Slope	4	$937,500	5,400	$694
10	**5915 7th Avenue**	$3,600,000	Sunset Park	3	$1,200,000	3,000	$1,200

226 7TH AVENUE
& 400 7TH AVENUE


101-107 5TH AVENUE

138 MONTAGUE STREET

95, 111 5TH AVENUE

BROOKLYN

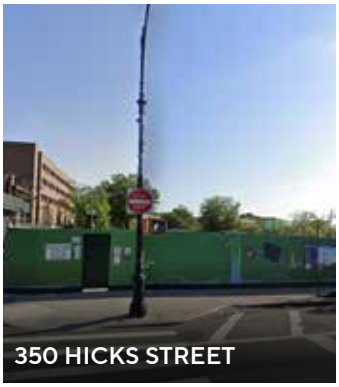
Q1 2026 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

24	$187.7M	607,351
TRANSACTIONS SOLD	**$ VOLUME** SOLD	**BUILDABLE SF** SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	$/BSF
1	**1101-1123 Myrtle Avenue**	$35,500,000	Bed-Stuy	120,000	$296
2	**350 Hicks Street**	$33,200,000	Columbia Waterfront	115,985	$286
3	**444 Carroll Street**	$19,360,000	Gowanus	58,368	$332
4	**202 South 8th Street**	$17,000,000	Williamsburg	29,260	$581
5	**887, 893-897 Dean Street & 01133-0074, 75**	$11,000,000	Prospect Heights	38,100	$289
6	**877 Grand Street**	$10,125,000	Williamsburg	22,400	$452
7	**14 Cortelyou Road**	$9,163,690	Borough Park	13,920	$658
8	**445 Henry Street**	$6,400,000	Cobble Hill	6,547	$978
9	**2018 Bedford Avenue**	$5,425,000	Prospect Lefferts Gardens	22,243	$211
10	**101 Luquer Street**	$5,250,000	Carroll Gardens	13,654	$384

1101-1123 MYRTLE AVENUE


350 HICKS STREET

444 CARROLL STREET

202 SOUTH 8TH STREET

DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

	Multifamily	Mixed-Use	Development	Total
North Brooklyn				
# of transactions	9	5	10	24
Dollar Volume	$56,842,995	$15,759,000	$82,990,018	$155,592,013
Total SF	104,125 SF	16,178 SF	218,932 BSF	120,303 SF / 218,932 BSF
Avg. $/SF	$536/SF	$994/SF	$463/BSF	$765/SF / $463/BSF
Northeast Brooklyn				
# of transactions	8	12	1	21
Dollar Volume	$26,751,500	$23,069,500	$35,500,000	$85,321,000
Total SF	52,398 SF	56,735 SF	120,000 BSF	109,133 SF / 120,000 BSF
Avg. $/SF	$519/SF	$462/SF	$296/BSF	$491/SF / $296/BSF
Central & East Brooklyn				
# of transactions	7	7	4	18
Dollar Volume	$9,659,400	$12,331,100	$11,816,125	$33,806,625
Total SF	28,369 SF	52,666 SF	98,907 BSF	81,035 SF / 98,907 BSF
Avg. $/SF	$352/SF	$310/SF	$116/BSF	$331/SF / $116/BSF
Brownstone Brooklyn				
# of transactions	28	16	9	53
Dollar Volume	$137,592,045	$62,639,982	$87,810,000	$288,042,027
Total SF	204,500 SF	103,240 SF	279,808 BSF	307,740 SF / 279,808 BSF
Avg. $/SF	$919/SF	$631/SF	$421/BSF	$775/SF / $421/BSF
Southwest Brooklyn				
# of transactions	20	26	3	49
Dollar Volume	$38,695,500	$55,777,595	$13,463,690	$107,936,785
Total SF	109,834 SF	110,135 SF	26,620 BSF	219,969 SF / 26,620 BSF
Avg. $/SF	$443/SF	$553/SF	$435/BSF	$498/SF / $435/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

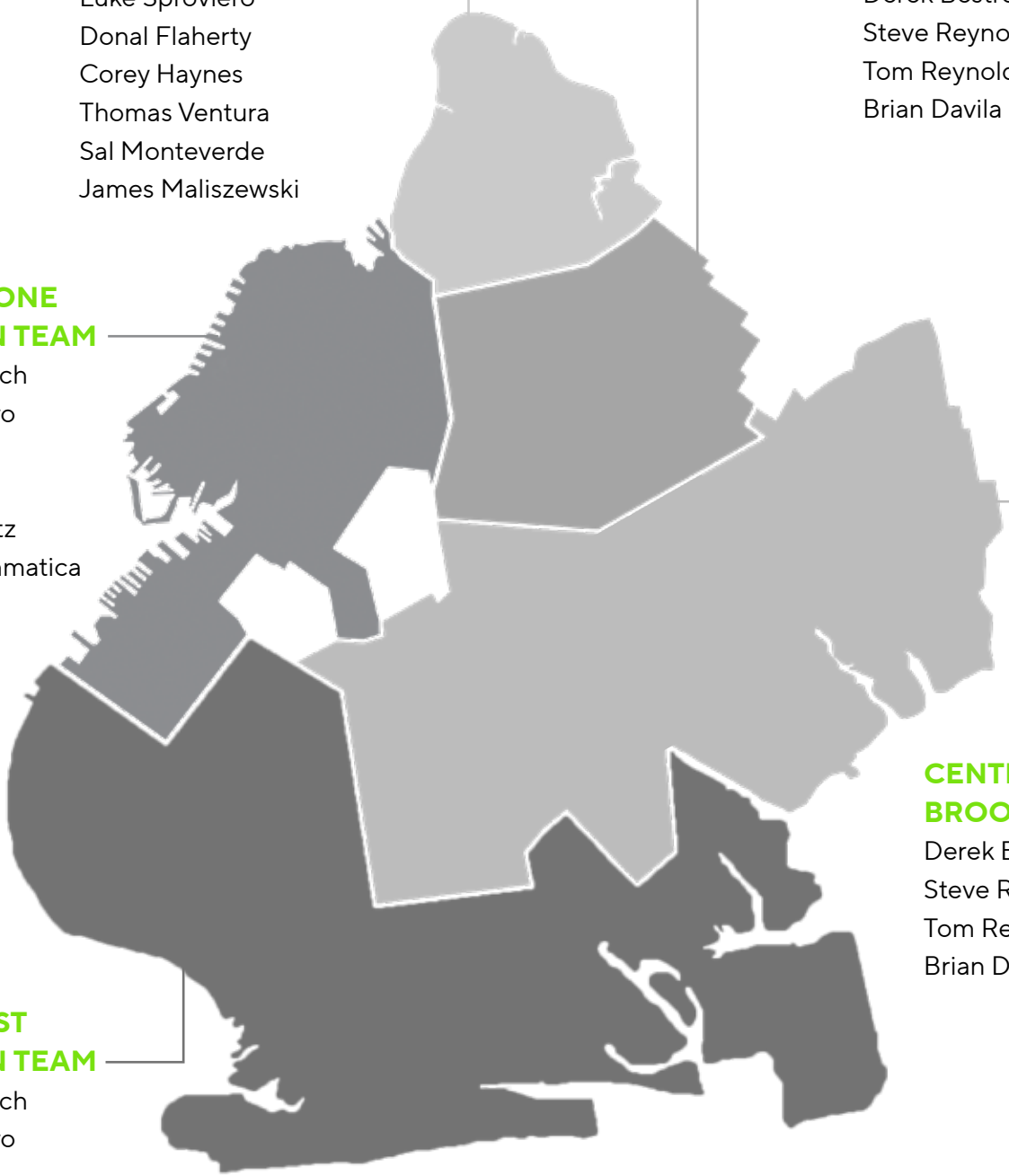
TEAM BREAKDOWN

MARKET AMBASSADORS

NORTH BROOKLYN TEAM
Derek Bestreich
Luke Sproviero
Donal Flaherty
Corey Haynes
Thomas Ventura
Sal Monteverde
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
Stefano Grammatica



CENTRAL & EAST BROOKLYN TEAM
Derek Bestreich
Steve Reynolds
Tom Reynolds
Brian Davila

SOUTHWEST BROOKLYN TEAM
Derek Bestreich
Luke Sproviero
Adam Lobel
Toby Waring

IPRG

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