

THE BROOKLYN

Q3 2026

MARKET REPORT

REPORT CRITERIA

Multifamily, Mixed-Use and Development

Transactions \$1,000,000 - \$50,000,000

July 1, 2026 - September 30, 2026

IPRG

BROOKLYN

Q3 2026 MARKET REPORT

TRANSACTIONS SOLD

253

Total Transactions

↓ 26%

Total Transactions
Q3 2026 vs. Q3 2025

\$ VOLUME SOLD

\$1.075B

Total Dollar Volume

↓ 28%

Total Dollar Volume
Q3 2026 vs. Q3 2025

UNITS SOLD

1,109

Total Units

↓ 41%

Total Transactions
Q3 2026 vs. Q3 2025

BUILDABLE SF SOLD

967,048

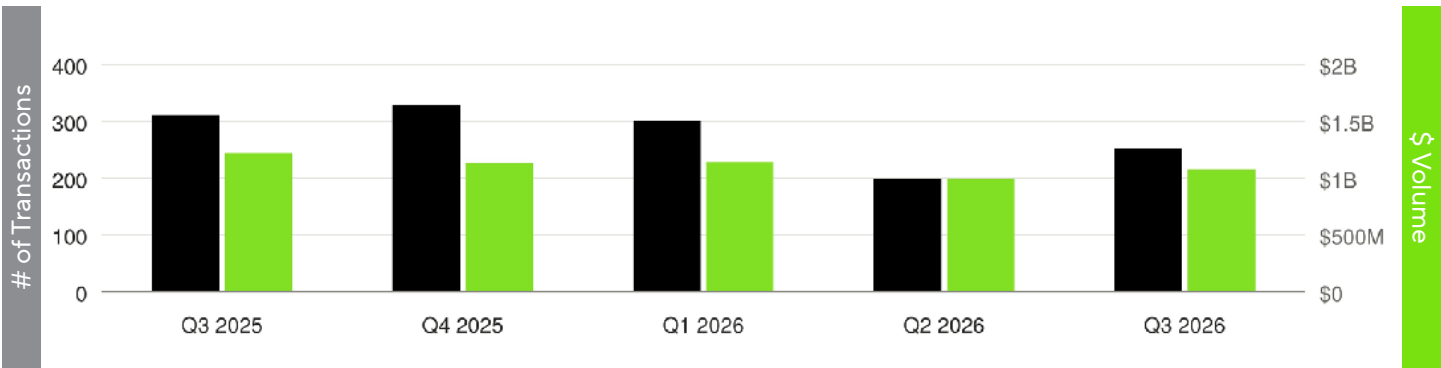
Total Buildable SF

↑ 20%

Total Dollar Volume
Q3 2026 vs. Q3 2025

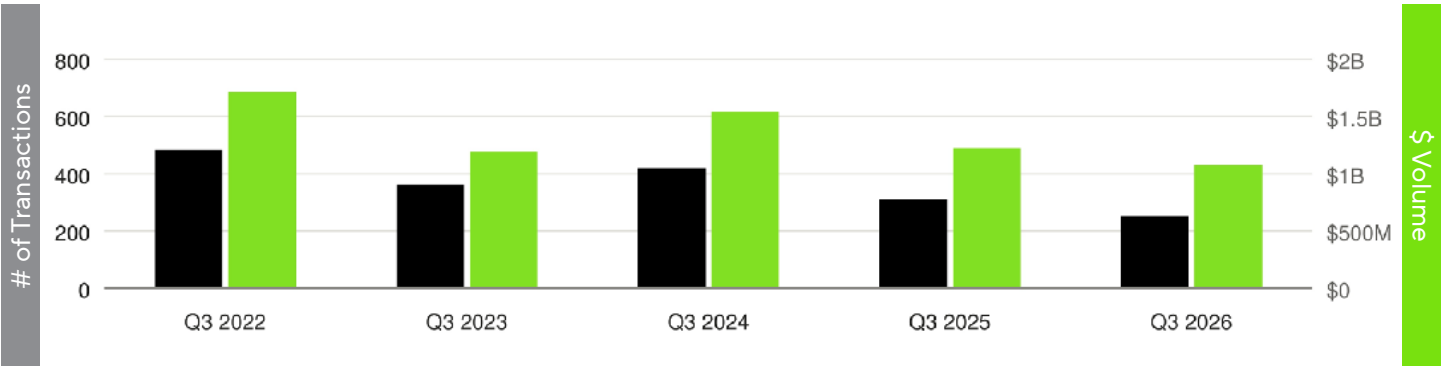
QUARTER OVER QUARTER

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 2026 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

115

TRANSACTIONS SOLD

\$323.96M

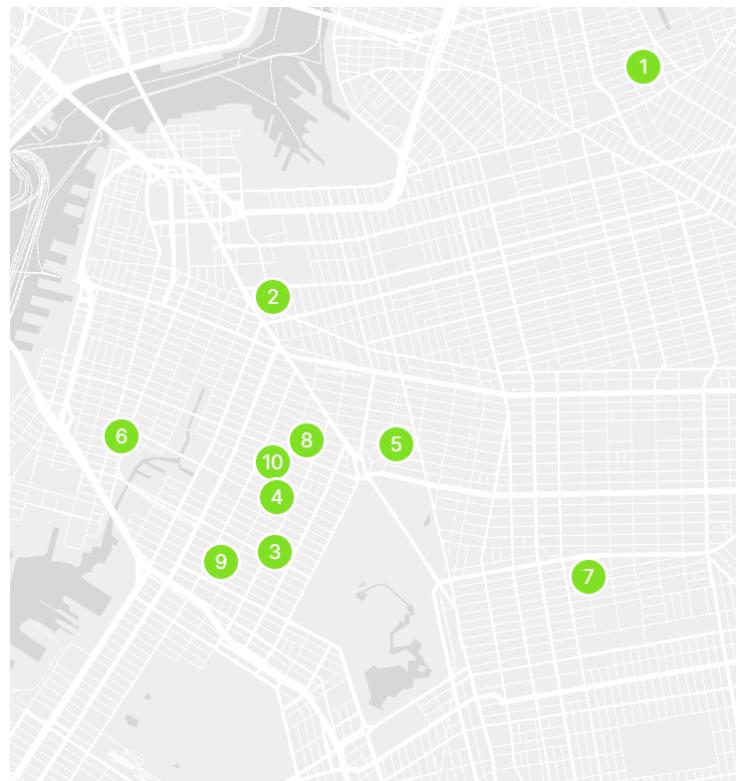
\$ VOLUME SOLD

714

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	315 Seigel Street	\$30,000,000	Williamsburg	51	\$588,235	53,200	\$564
2	205 Ashland Place	\$16,000,000	Fort Greene	16	\$1,000,000	25,032	\$639
3	426 8th Street	\$6,200,000	Park Slope	2	\$3,100,000	2,700	\$2,296
4	267 6th Avenue	\$6,100,000	Park Slope	2	\$3,050,000	7,200	\$847
5	375 Sterling Place	\$5,675,000	Prospect Heights	4	\$1,418,750	3,904	\$1,454
6	128 3rd Place	\$4,999,500	Carroll Gardens	4	\$1,249,875	2,700	\$1,852
7	480 Lefferts Avenue	\$4,825,000	Prospect Lefferts Gardens	48	\$100,521	45,940	\$105
8	127 Lincoln Place	\$4,550,000	Park Slope	4	\$1,137,500	4,000	\$1,138
9	312 12th Street	\$4,400,000	Park Slope	20	\$220,000	14,644	\$300
10	645 Carroll Street	\$4,250,000	Park Slope	3	\$1,416,667	3,060	\$1,389

*Select sales above



BROOKLYN

Q3 2026 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

49

TRANSACTIONS SOLD

\$152.92M

\$ VOLUME SOLD

248

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	250-254 4th Avenue	\$10,750,000	Gowanus	14	\$767,857	13,120	\$819
2	178-180 Atlantic Avenue	\$7,950,000	Cobble Hill	7	\$1,135,714	10,070	\$789
3	374 Court Street	\$7,470,000	Carroll Gardens	8	\$933,750	7,400	\$1,009
4	498 Humboldt Street	\$6,050,000	Williamsburg	2	\$3,025,000	5,000	\$1,210
5	122 Montague Street	\$5,100,000	Brooklyn Heights	5	\$1,020,000	6,973	\$731
6	668 President Street	\$5,000,000	Park Slope	5	\$1,000,000	5,240	\$954
7	556 Driggs Avenue	\$4,700,000	Williamsburg	5	\$940,000	5,000	\$940
8	909 Union Street	\$4,700,000	Park Slope	7	\$671,429	4,550	\$1,033
9	39 Clifton Place	\$4,450,000	Clinton Hill	5	\$890,000	4,200	\$1,060
10	577 New Lots Avenue	\$4,125,000	East New York	10	\$412,500	5,778	\$714

*Select sales above



BROOKLYN

Q3 2026 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

37

TRANSACTIONS SOLD

\$250.13M

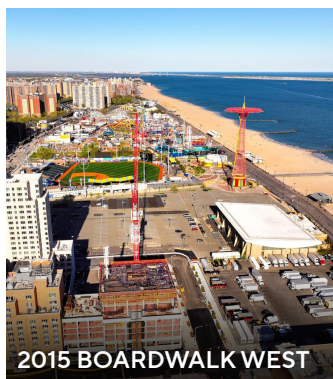
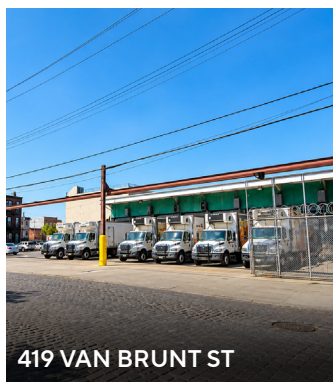
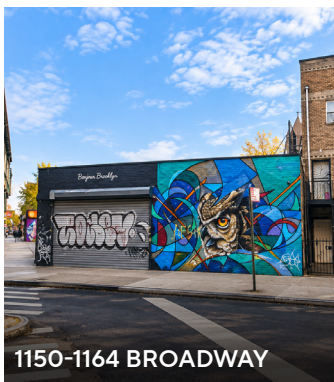
\$ VOLUME SOLD

967,048

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	1150-1164 Broadway	\$23,500,000	Bed-Stuy	111,684	\$210
2	419 Van Brunt Street	\$21,500,000	Red Hook	49,504	\$434
3	320 Smith Street & 336 Union Street	\$21,500,000	Carroll Gardens	34,200	\$629
4	2015 Boardwalk West	\$20,000,000	Coney Island	69,530	\$287
5	2978 Ocean Parkway	\$17,000,000	Coney Island	6,600	\$265
6	21 Wythe Avenue	\$16,450,189	Greenpoint	43,800	\$376
7	60 North 1st Street	\$15,600,000	Williamsburg	29,484	\$529
8	423 Fulton Street	\$9,500,000	Downtown Brooklyn	31,590	\$270
9	1241 Bedford Avenue	\$6,500,000	Bed-Stuy	21,902	\$297
10	544-546 Pacific Street	\$6,075,000	Boerum Hill	20,342	\$299

*Select sales above



WE DON'T JUST REPORT THE MARKET. WE CREATE IT.

IPRG RECENT CLOSINGS



\$25,500,000

72 WEST STREET

GREENPOINT, BROOKLYN
MAY 2026



\$5,800,000

212 PRESIDENT STREET

CARROLL GARDENS, BROOKLYN
JULY 2026



\$3,915,000

219 COURT STREET

COBBLE HILL, BROOKLYN
JULY 2026



\$1,970,000

343A TOMPKINS AVE

BEDFORD-STUYVESANT, BROOKLYN
OCTOBER 2026



CLOSED

\$16,000,000
SALE PRICE

DEAL STORY

205 **ASHLAND PLACE** FORT GREENE, BROOKLYN

IPRG has closed the sale of a 16-unit, free-market loft building at 205 Ashland Place (also known as 30 St. Felix Street) for \$16,000,000, which nets out to \$1,000,000 per unit and +/- \$640 per square foot.

Constructed in 1931, the four-story, ~25,000 SF block-through walk-up wraps from Ashland Place onto St. Felix Street and had been held by the same family for roughly two decades. It is located within half a mile of BAM, Barclays Center, and Atlantic Terminal.

The sellers had previously hired several national firms without success. They then attempted a direct sale without a broker, but the deal collapsed due to repeated renegotiations. At that point, the owners brought in IPRG. We connected them with a 1031-exchange buyer facing tight deadlines, leading to a quick contract signing and a seamless 60-day closing.

IPRG RETAIL LEASING

Q3 2026

20

LEASES
CLOSED

35,000+

SQUARE FEET
LEASED

LOCAL EXPERTISE.
PROVEN RESULTS.

IPRG Retail Leasing delivers strategic leasing solutions for landlords and tenants across all neighborhoods. Focused on middle-market, the team combines targeted marketing, creative positioning, and deep market relationships to maximize exposure, attract qualified users, and secure successful lease transactions.

IPRG FEATURED LEASES



\$240/ft. -1,200 sf

4 BLEECKER STREET

SOHO, MANHATTAN
TENANT: MELLOW BAR NAILS



\$240/ft. -2,500 sf

470 PARK AVENUE

MIDTOWN, MANHATTAN
TENANT: D PORTHAULT



\$150/ft. -2,000 sf

639 TENTH AVENUE

HELL'S KITCHEN, MANHATTAN
TENANT: BEER AUTHORITY



\$120/ft. -2,900 sf

151 EAST 57TH STREET

MIDTOWN EAST, MANHATTAN
TENANT: VIN VIN USA



\$100/ft. -1,000 sf

495 NINTH AVENUE

MIDTOWN WEST, MANHATTAN
TENANT: SADDAM'S SNACKS



\$100/ft. -2,500 sf

452 WEST 45TH STREET

HELL'S KITCHEN, MANHATTAN
TENANT: HYBRID AUTO NYC



\$80/ft. -900 sf

343A TOMPKINS AVENUE

BEDFORD-STUYVESANT, BROOKLYN
TENANT: MONRO LLC



\$25/ft. -10,881 sf

850 THIRD AVENUE

GREENWOOD HEIGHTS, BROOKLYN
TENANT: ALLIANCE 1 HEALTH

THE BROOKLYN

MARKET REPORT

Q3 2026

DEREK BESTREICH

PRESIDENT
718.360.8802
derek@iprg.com

ADAM LOBEL

FOUNDING PARTNER
718.360.8815
adam@iprg.com

BRIAN DAVILA

PARTNER
718.360.8849
brian@iprg.com

LUKE SPROVIERO

FOUNDING PARTNER
718.360.8803
luke@iprg.com

TOM REYNOLDS

MANAGING PARTNER
718.360.8817
tom@iprg.com

TOBY WARING

PARTNER
718.360.8837
toby@iprg.com

STEVE REYNOLDS

FOUNDING PARTNER
718.360.2993
steve@iprg.com

DONAL FLAHERTY

MANAGING PARTNER
718.360.8823
donal@iprg.com

BEN BIBERAJ

PRESIDENT OF RETAIL LEASING
917.694.6831
ben@iprg.com

See Our
Other Reports

More Info 



Investment
Opportunities

More Info 



IPRG

718.360.8801
www.IPRG.com