

The Brooklyn Market Report 1H 2026

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July 2026

TERRACRG
COMMERCIAL REALTY GROUP

Brooklyn Investment Sales

First Half 2026

As of the first half of 2026, TerraCRG has verified a total of 689 commercial transactions in Brooklyn, representing a total dollar volume of $3.97 billion.

Compared to the first half of 2025 (597 transactions, $2.88 billion), this reflects a 15% increase in transaction count and a 38% increase in dollar volume year-over-year.

Momentum was front-loaded: Q1 2026 alone closed $2.61 billion across 403 deals, before volume fell to $1.36 billion on 286 deals in Q2, a 48% quarterly decline in dollar volume.

1H 2026 Volume
$3.97B

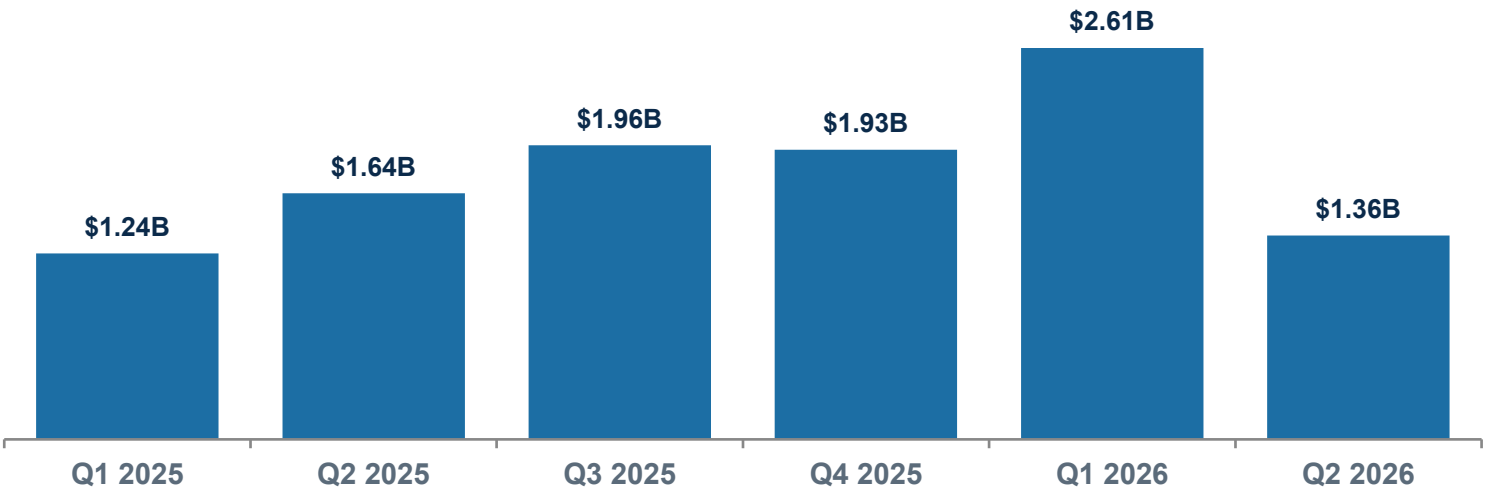
1H 2026 Transactions
689

Y/Y $ Volume
+38%

Q/Q $ Volume (Q1→Q2)
-48%

Dollar Volume Totals

Q1 2025 – Q2 2026

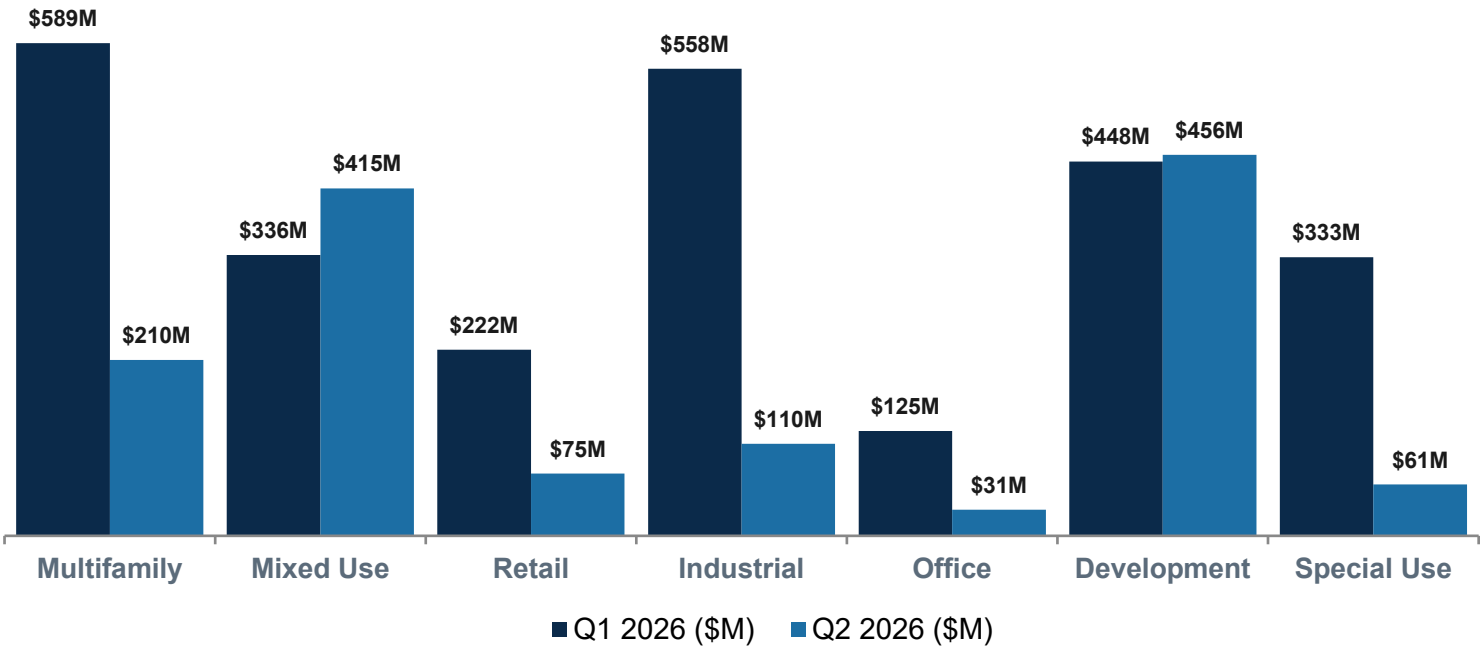


Top 10 Transactions by Dollar Volume

Asset	Neighborhood	Asset Type	Sale Price
4915 10th Avenue	Borough Park	Special Use	**$161,500,000**
72 Caton Place	Windsor Terrace	Industrial	**$145,523,540**
47 Hall Street	Clinton Hill	Development	**$121,350,000**
340 Henry Street	Cobble Hill	Development	**$100,000,000**
Prospect Park Affordable Housing Portfolio	Prospect Park South	Multifamily	**$79,850,000**
34 Berry Street	Williamsburg	Multifamily	**$76,025,000**
1 Remsen Avenue	East Flatbush	Industrial	**$75,651,652**
137-141 Conover Street	Red Hook	Industrial	**$75,089,244**
170 Buffalo Avenue	Crown Heights	Special Use	**$73,500,000**
200 Kent Avenue	Williamsburg	Office	**$65,000,000**

Dollar Volume by Asset Class

Q1 vs. Q2 2026



Summary

Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn	$249,907,599	$141,374,893	$38,199,503	$134,061,085	$13,145,375	$46,740,000	$177,901,433	$801,329,887
# of transactions	48	49	12	10	6	10	6	141
East Brooklyn	$6,764,000	$23,110,174	$21,235,000	$72,500,504	$-	$15,601,125	$66,250,000	$205,460,803
# of transactions	7	21	7	5	0	9	2	51
Greater Downtown Brooklyn	$172,852,563	$120,761,982	$65,000,000	$130,054,244	$56,509,390	$400,257,000	$18,250,000	$963,685,179
# of transactions	30	36	4	7	4	22	2	105
North Brooklyn	$142,024,485	$213,022,000	$113,428,434	$30,396,000	$71,300,000	$170,010,293	$-	$740,181,212
# of transactions	15	25	14	9	2	16	0	81
North-Central Brooklyn	$139,835,409	$112,929,021	$3,920,000	$71,050,000	$-	$218,312,300	$100,319,953	$646,366,683
# of transactions	56	55	2	6	0	30	4	153
South Brooklyn	$52,042,417	$55,850,784	$31,710,000	$-	$10,350,000	$22,075,000	$31,600,000	$203,628,201
# of transactions	12	23	11	0	5	2	4	57
West Brooklyn	$35,907,600	$83,942,200	$23,330,000	$230,245,211	$5,380,000	$30,150,000	$-	$408,955,011
# of transactions	24	45	6	12	3	11	0	101
2026 1H Volume	**$799,334,073**	**$750,991,054**	**$296,822,936**	**$668,307,044**	**$156,684,765**	**$903,145,718**	**$394,321,386**	**$3,969,606,976**
# of transactions	**192**	**254**	**56**	**49**	**20**	**100**	**18**	**689**
2025 2H Volume	$885,926,624	$1,016,692,561	$345,387,582	$139,633,069	$166,583,324	$890,399,098	$443,107,369	$3,887,729,628
# of transactions	160	241	65	29	21	104	21	641
H/H % Change Volume	-10%	-26%	-14%	379%	-6%	1%	-11%	2%
H/H % Change # of transactions	20%	5%	-14%	69%	-5%	-4%	-14%	7%
2025 1H Volume	$782,919,472	$828,014,938	$189,301,304	$189,058,513	$132,721,948	$535,245,647	$224,727,670	$2,881,989,492
# of transactions	159	222	43	34	17	97	25	597
Y/Y % Change Volume	2%	-9%	57%	253%	18%	69%	75%	38%
H/H % Change # of transactions	21%	14%	30%	44%	18%	3%	-28%	15%

Report Methodology

TerraCRG's 1H 2026 Brooklyn Market Report analyzes investment sales transactions recorded from January through June 2026, across asset types including Multifamily, Mixed-Use, Retail, Industrial, Office, Development, and Special Use. The chart shows dollar and transaction volume broken down by asset class and region. Data is sourced from NYC.gov and PropertyShark, verified by the TerraCRG team, and includes only commercially zoned, investment-grade properties over $500,000. Full report methodology available upon request.

TerraCRG

TerraCRG is the only commercial real estate brokerage firm focused exclusively on the Brooklyn market. For more than 18 years, we have been at the center of Brooklyn's transformation, establishing ourselves as the borough's leading commercial real estate brokerage. The firm has facilitated $3.5 billion in commercial real estate transactions, including many of Brooklyn's largest development sites, multifamily buildings, industrial properties, mixed-use assets, retail spaces, and office properties across the borough's most sought-after neighborhoods.

Our team is 100% Brooklyn-focused, providing comprehensive coverage across every neighborhood and asset class. By combining hyperlocal market knowledge with deep asset-specific expertise, we develop tailored strategies that maximize value and deliver exceptional results for every commercial real estate transaction.



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Advisory

TerraCRG is a full-service commercial real estate brokerage and advisory firm providing clients with strategic guidance across all asset types throughout Brooklyn. In addition to investment sales and marketing services, the firm offers complimentary Broker Opinions of Value (BOVs), detailed market research, proprietary market data, and customized advisory services designed to help property owners, investors, and developers maximize asset value and make informed real estate decisions. The firm’s brokers and advisory professionals also assist clients with asset positioning, pricing strategy, development analysis, portfolio evaluation, and transaction execution, delivering a comprehensive and highly personalized approach backed by deep local market expertise.