

The Brooklyn Market Report 3Q 2026

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October 2026

TERRACRG
COMMERCIAL REALTY GROUP

Brooklyn Investment Sales

Third Quarter 2026

As of the third quarter of 2026, TerraCRG has verified a total of 1,036 commercial transactions in Brooklyn, representing a total dollar volume of $5.88 billion.

Compared to the first three quarters of 2025 (914 transactions, $4.84 billion), this reflects a 13% increase in transaction count and a 21% increase in dollar volume year-over-year.

Volume steadied in the third quarter: Q3 2026 closed $1.72 billion across 316 deals, up 12% in dollar volume from Q2 ($1.54 billion, 317 deals), though 12% below Q3 2025's $1.96 billion.

2026 YTD Volume
$5.88B

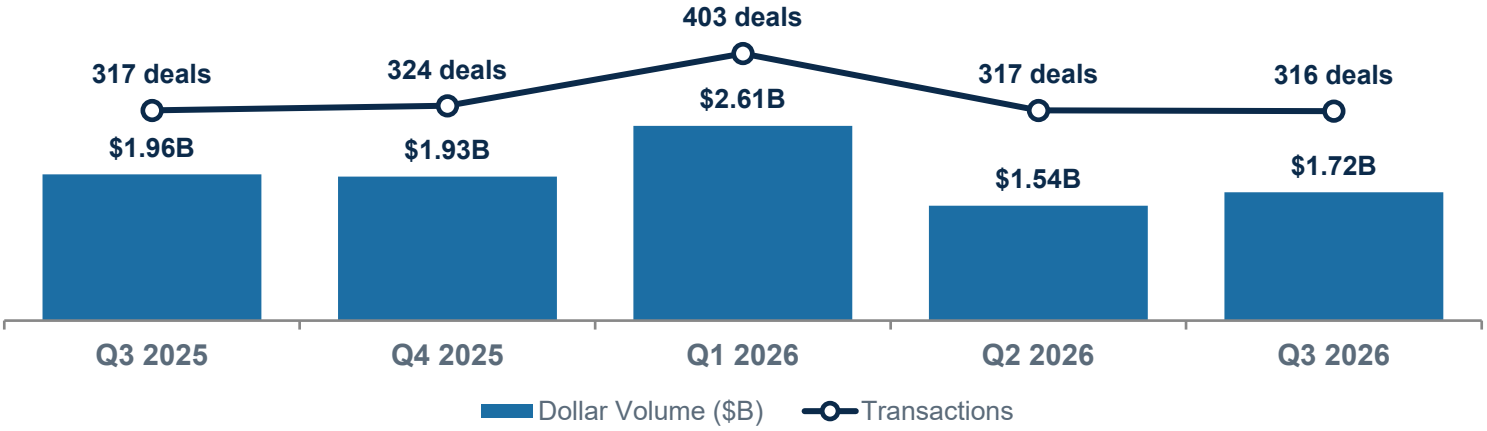
2026 YTD Transactions
1,036

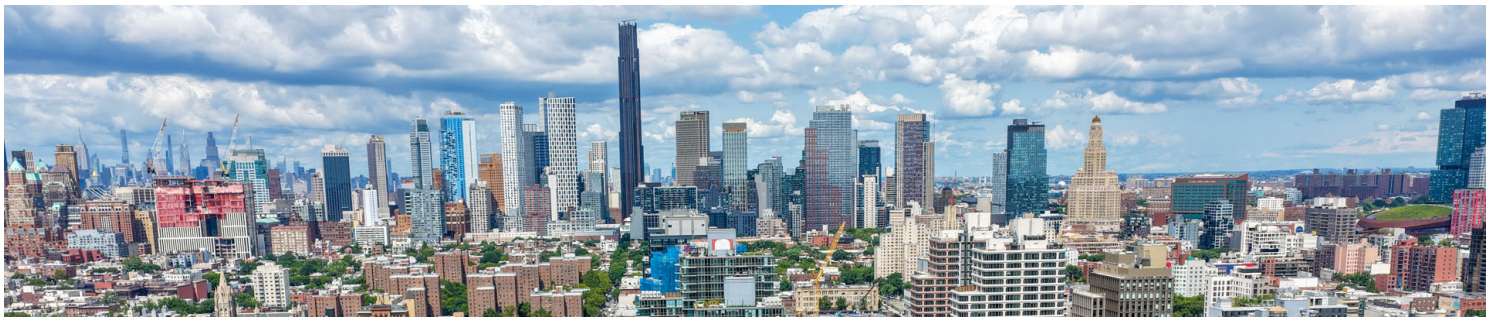
Y/Y $ Volume
+21%

Q/Q $ Volume (Q2→Q3)
+12%

Dollar Volume & Transaction Totals

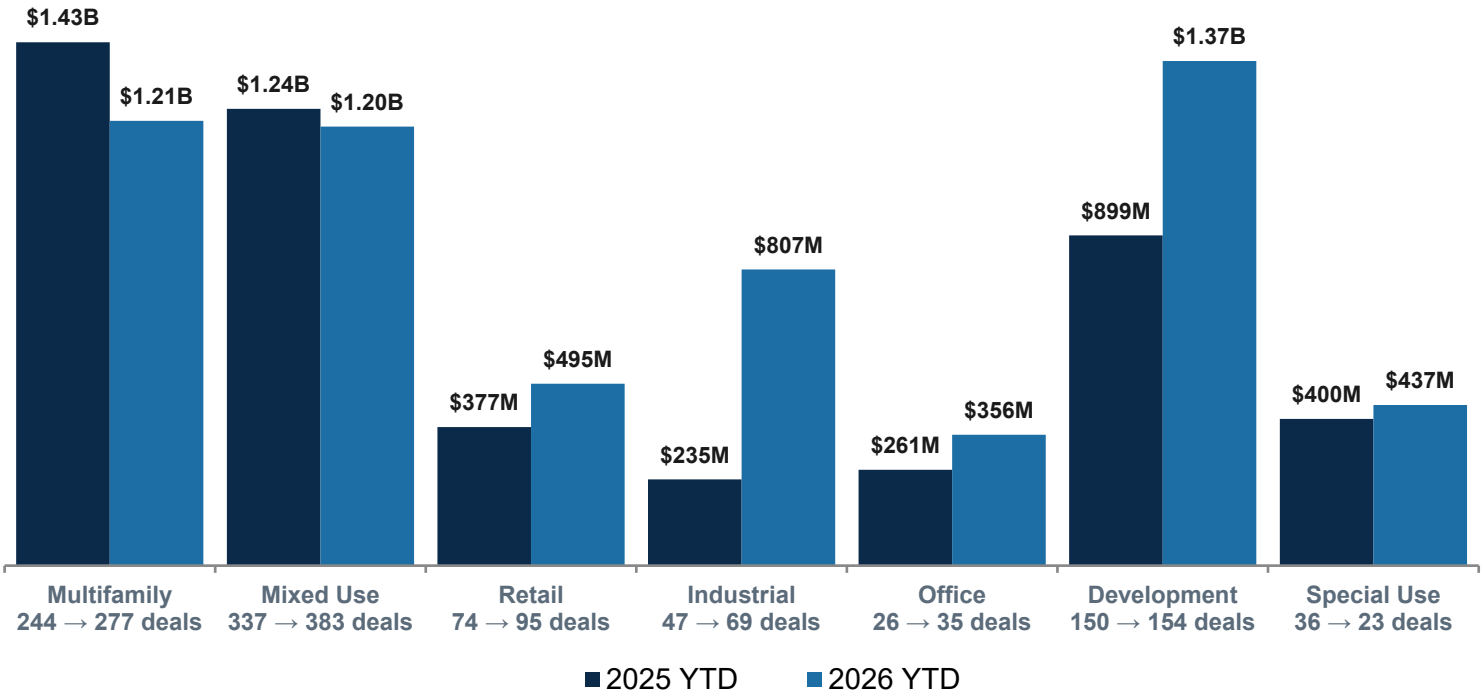
Q3 2025 – Q3 2026





Dollar Volume & Transactions by Asset Class

2025 YTD vs. 2026 YTD



Asset Class Highlights

2026 YTD vs. 2025 YTD

Multifamily **$1.21B**
277 deals Y/Y **-15%** volume **+14%** deals
Largest sale: 118 Hope Street ($122.5M)

Mixed Use **$1.20B**
383 deals Y/Y **-4%** volume **+14%** deals
Largest sale: 409 Eastern Parkway ($109.0M)

Retail **$495M**
95 deals Y/Y **+31%** volume **+28%** deals
Largest sale: 25 Elm Place ($55.0M)

Industrial **$807M**
69 deals Y/Y **+244%** volume **+47%** deals
Largest sale: 72 Caton Place ($145.5M)

Office **$356M**
35 deals Y/Y **+37%** volume **+35%** deals
Largest sale: 101 Pennsylvania Avenue ($89.9M)

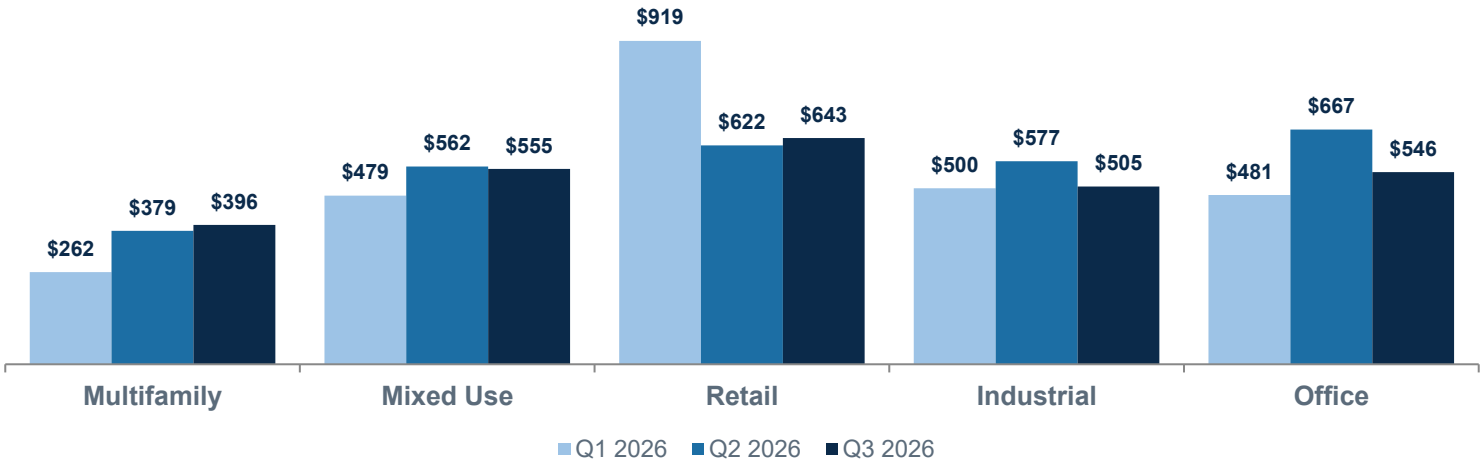
Development **$1.37B**
154 deals Y/Y **+53%** volume **+3%** deals
Largest sale: 47 Hall Street ($121.4M)

Special Use **$437M**
23 deals Y/Y **+9%** volume **-36%** deals
Largest sale: 4915 10th Avenue ($161.5M)

All Asset Classes **$5.88B**
1,036 deals Y/Y **+21%** volume **+13%** deals
Average deal size: $5.67M (2025 YTD: $5.30M)

Pricing Trends by Asset Class

Average Price per Square Foot by Quarter, 2026



Multifamily $/Unit (Q1→Q3)
$216K → $314K

Development $/BSF (Q1→Q3)
$298 → $248

All Assets Avg $/SF (YTD)
$487

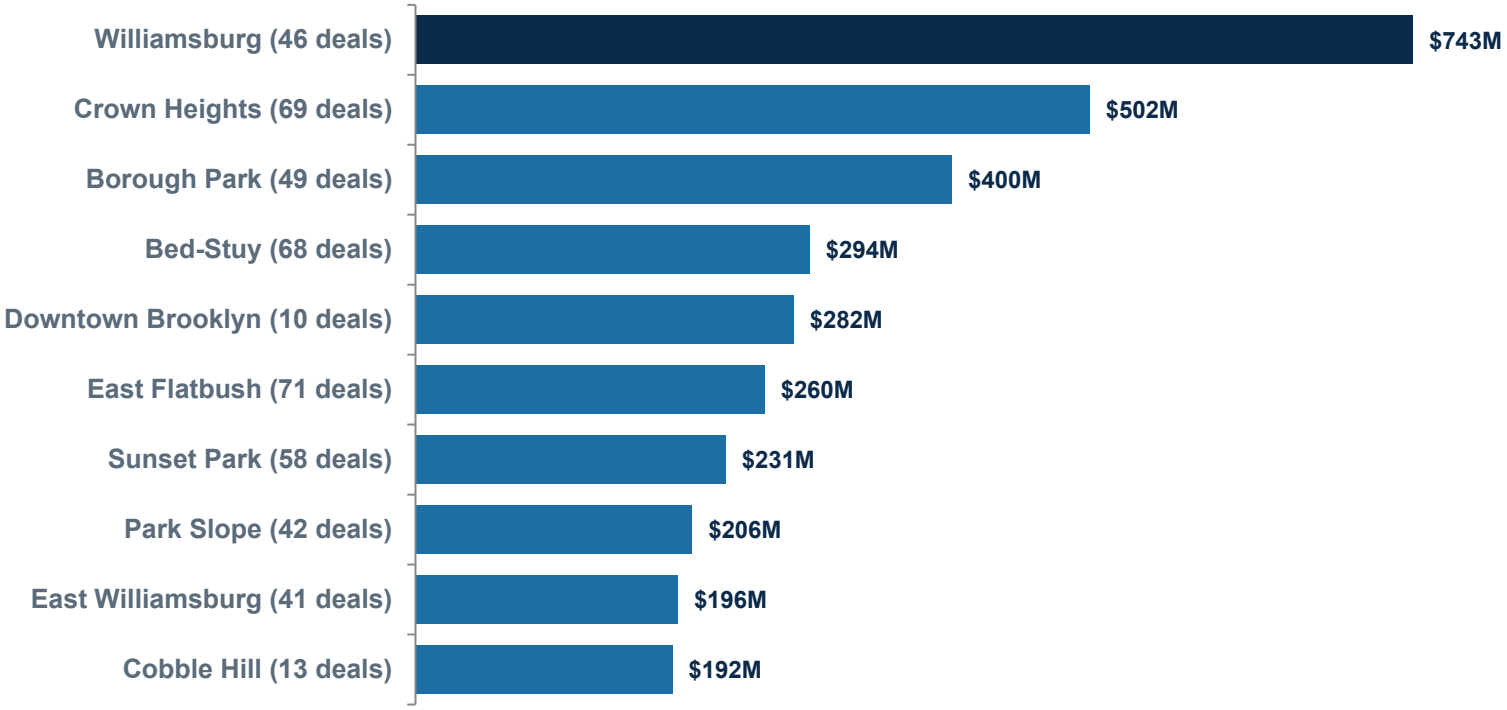
Top 10 Transactions by Dollar Volume

2026 YTD

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**
118 Hope Street	Williamsburg	Multifamily	**$122,500,000**
47 Hall Street	Clinton Hill	Development	**$121,350,000**
409 Eastern Parkway	Crown Heights	Mixed Use	**$109,000,000**
340 Henry Street	Cobble Hill	Development	**$100,000,000**
101 Pennsylvania Avenue	East New York	Office	**$89,900,000**
485 Fulton Street	Downtown Brooklyn	Development	**$83,500,000**
Prospect Park Affordable Housing Portfolio	Prospect Park South	Multifamily	**$79,850,000**
34 Berry Street	Williamsburg	Multifamily	**$76,025,000**

Top 10 Neighborhoods by Dollar Volume

2026 YTD



Neighborhood Takeaways

Where Brooklyn's capital went in 2026

Williamsburg led the borough with $743M across 46 deals and was the top neighborhood in both Q1 and Q3, anchored by 118 Hope Street ($122.5M) and 34 Berry Street ($76.0M).

Crown Heights ranked second at $502M and led Q2 with $195M. Activity was deepest in Central and North-Central Brooklyn: East Flatbush (71), Crown Heights (69), Bed-Stuy (68) and Bushwick (65) recorded the most deals.

Capital is concentrated: these ten neighborhoods account for 56% of the borough's $5.88B, while Downtown Brooklyn's 10 deals averaged $28M, the largest of any top-10 neighborhood.

Top 10 Share of Dollar Volume

56%

Most Active by Deal Count

East Flatbush · 71 deals

Top Neighborhood, Q3 2026

Williamsburg · $223M

Neighborhoods with Activity

47

Summary

Dollar & Transaction Volume by Asset Class & Region

Region	Multifamily	Mixed Use	Retail	Industrial	Office	Development	Special Use	Total
Central Brooklyn	$281,755,286	$180,496,175	$87,355,003	$162,061,085	$47,345,375	$77,488,761	$185,401,433	$1,021,903,118
# of transactions	60	69	20	11	9	21	8	198
East Brooklyn	$9,545,384	$36,848,493	$28,453,750	$78,380,504	$92,815,000	$28,146,125	$66,250,000	$340,439,256
# of transactions	10	32	10	8	3	17	2	82
Greater Downtown Brooklyn	$240,632,073	$240,608,720	$86,692,158	$159,104,244	$76,509,390	$663,604,500	$39,750,000	$1,506,901,084
# of transactions	47	62	11	9	6	35	3	173
North Brooklyn	$316,539,485	$270,176,900	$165,137,356	$68,996,189	$71,300,000	$220,310,293	$-	$1,112,460,223
# of transactions	26	40	22	14	2	19	0	123
North-Central Brooklyn	$261,193,710	$249,010,353	$3,920,000	$74,885,000	$-	$268,972,300	$100,319,953	$958,301,316
# of transactions	88	72	2	7	0	42	4	215
South Brooklyn	$55,967,417	$72,676,784	$76,540,096	$-	$12,000,000	$80,375,000	$45,747,150	$343,306,447
# of transactions	14	32	20	0	6	7	6	85
West Brooklyn	$45,967,600	$146,247,800	$47,205,000	$263,132,211	$56,523,700	$35,950,000	$-	$595,026,311
# of transactions	32	76	10	20	9	13	0	160
2026 YTD Volume	**$1,211,600,956**	**$1,196,065,224**	**$495,303,363**	**$806,559,233**	**$356,493,465**	**$1,374,846,979**	**$437,468,536**	**$5,878,337,755**
# of transactions	277	383	95	69	35	154	23	1,036
2025 YTD Volume	$1,425,793,553	$1,244,524,300	$377,131,636	$234,578,263	$260,818,927	$899,449,228	$399,548,856	$4,841,844,763
# of transactions	244	337	74	47	26	150	36	914
Y/Y % Change Volume	-15%	-4%	31%	244%	37%	53%	9%	21%
Y/Y % Change # of transactions	14%	14%	28%	47%	35%	3%	-36%	13%
3Q 2026 Volume	$343,373,388	$420,274,171	$194,780,426	$134,052,189	$166,335,000	$425,809,500	$40,147,150	$1,724,771,825
# of transactions	80	117	38	19	12	46	4	316
Q/Q % Change Volume	23%	-5%	149%	17%	157%	-15%	-38%	12%
Q/Q % Change # of transactions	10%	-1%	31%	6%	0%	-21%	-56%	0%

Report Methodology

TerraCRG's 3Q 2026 Brooklyn Market Report analyzes investment sales transactions recorded from January through September 2026, across asset types including Multifamily, Mixed-Use, Retail, Industrial, Office, Development, and Special Use.

The chart shows year-to-date dollar and transaction volume 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.