

Q1 2026 in Bushwick: 96 Deeds, the Operators Behind Them, and What's Changing on the Ground

96 arm's-length deeds recorded across Brooklyn Community District 4 (Bushwick) in Q1 2026 totaling \$82.4M in disclosed consideration · median deal \$1.3M · two-family converted (B2) and 4–6 unit walkups (C0/C2) led the asset-class mix

By MetroDeeds Research Team · Published May 9, 2026

Brooklyn Community District 4 (Bushwick) recorded **96 arm's-length deed transfers** in Q1 2026 totaling **\$82.4 million** in disclosed consideration, with a median deal size of \$1.33M. The asset-class mix skewed heavily toward small-format multifamily: **28 two-family converted (B2) buildings** and **20 four-to-six-unit walkups (C0 and C2)** together accounted for 50% of all Q1 transfers in the district.

Source: NYC ACRIS daily feed joined to NYC DCP PLUTO for community district mapping. Filter: cd = 304 (NYC encoding for Brooklyn CD 4) AND doc_type = "DEED" AND recorded_date in [2026-01-01, 2026-04-01).

How we got the cohort

NYC tracks property by Borough-Block-Lot. Bushwick is a neighborhood — not a record-keeping geography — and PLUTO doesn't currently expose ZIP-code data on residential parcels. The cleanest filter is the city's own community-district encoding: Brooklyn CD 4 (district code 304 in PLUTO and ACRIS-joined feeds) covers Bushwick proper plus the eastern edge of Williamsburg. Of the 130 ACRIS recordings in cd=304 during Q1 2026, 96 were strict DEED-type transfers; the remaining 34 are DEEDO (deed of other), DEED IN LIEU, and ancillary recordings excluded from this analysis to match the qualifying-deed methodology used in MetroDeeds' Manhattan monthly report. Disclosed-consideration totals are computed only across the 62 of 96 transfers carrying a non-nominal doc_amount; nominal-consideration deeds (intra-family transfers, LLC restructurings) are excluded from the volume math but counted in the deal count.

The largest deals of Q1

- **1369 Broadway United States Postal Service (\$6.47M, February 3).** The largest Q1 Bushwick deal was a Z3-class mixed-use building sold to USPS by Broadway Gold LLC. Government-buyer transactions of this size are unusual in Bushwick's transaction record; the building is now in federal ownership.

- **81 Stockholm Street** **Stockholm St Prop LLC (\$4.10M, March 20)**. An eight-unit C1 walkup acquired by a single-purpose LLC from 81 Stockholm Group LLC — the largest private-side deal of the quarter. Both seller and buyer LLCs share the "81 Stockholm" stem, suggesting an internal-restructuring or refinance event rather than a market sale.
- **911 Broadway** **Mazel Broadway LLC (\$3.53M, March 19)**. An eight-unit D7 elevator-apartment building acquired from DG 911 Broadway LLC.
- **82 Wyckoff Avenue** **K2Y Holdings LLC (\$2.87M, January 30)**. A two-unit K2 mixed-use building (commercial + residential) — the asset-class shape distinct from the dominant residential-only tier.
- **180 Noll Street** **180 Noll Str LLC (\$2.70M, March 27)**. A three-unit C0 walkup, again with seller-and-buyer LLC names sharing the property-address stem (180 Noll LLC 180 Noll Str LLC) — another internal-restructuring signature.

What the asset-class mix shows

Q1 Bushwick activity was dominated by small-format multifamily product. B2 (two-family converted) led with 28 deeds, followed by C0 (4–6 unit walkup) at 12 and C2 (4–6 unit walkup with store/apt) at 8. R1 condo apartments contributed 7 deals; B1 contributed 7 more. The C-class walkups concentrated in the \$1M–\$3M band; B2-class deals clustered closer to the \$1M median. The handful of S-class mixed-use (S4/S5) and M1 commercial deals are the upper tail.

Two structural patterns recur in the Q1 record. First, **seller and buyer LLCs frequently share the property address as a stem** — patterns like "81 Stockholm Group LLC 180 Noll Str LLC" and "180 Noll LLC 180 Noll Str LLC" point to internal-restructuring or refinance events rather than market sales. Disambiguating restructurings from arm's-length transfers requires looking past the LLC names to the registered-agent address graph. Second, **most Bushwick Q1 buyers are single-purpose LLCs** with no obvious institutional-portfolio ties; the heavy-institutional buyer pattern that dominates Manhattan's monthly record doesn't show up at this scale in this district.

What it means

Bushwick's Q1 2026 transaction profile is a **residential rental conversion market** moving at the small-format end of the price distribution. The dominance of B2, C0, and C2 classes — combined with the LLC-restructuring signature on several of the largest deals — suggests turnover among existing operators of small NYC walkups rather than aggressive new institutional entry. The notable exception is the USPS acquisition of 1369 Broadway, which is a government-driven outcome rather than a market signal.

For per-property history on any of the Q1 buildings cited above, look up the BBL on MetroDeeds' Landlord Intel surface or the NYC ACRIS portal directly. For the operator-level view across multiple boroughs, the Landlord Ripoff Watch is the right starting point.

SOURCES

- [NYC ACRIS portal](#)
- [NYC DCP PLUTO data dictionary](#)
- [NYC DCP Community District 4 \(Brooklyn / Bushwick\)](#)
- [NYC DOF Real Property Master \(Open Data\)](#)

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