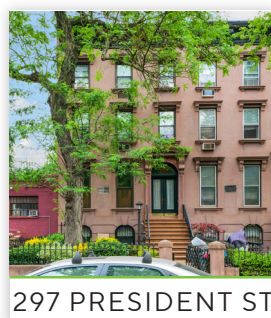




BROWNSTONE BROOKLYN MARKET REPORT

Q2 2021

IPRG



	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7 Building Package	\$24,321,263	80	Prospect Heights
2	781 Washington Avenue	\$22,000,000	63	Prospect Heights
3	678, 680, 682 Prospect Place	\$10,000,000	24	Crown Heights
4	306 Dean Street	\$9,500,000	10	Boerum Hill
5	137 Prospect Avenue	\$6,250,000	9	Gowanus
6	197 Clinton Street	\$5,400,000	4	Cobble Hill
7	346 Clinton Street	\$5,200,000	4	Cobble Hill
8	60 New York Avenue	\$4,500,000	8	Crown Heights
9	274 Henry Street	\$4,000,000	8	Brooklyn Heights
10	88 State Street	\$3,850,000	14	Brooklyn Heights
11	231 Baltic Street	\$3,750,000	4	Cobble Hill
12	541 Bergen Street	\$3,325,000	16	Prospect Heights
13	297 President Street	\$3,300,000	4	Carroll Gardens
14	175 Clinton Street	\$3,250,000	5	Downtown Brooklyn
15	1519 Lincoln Place	\$3,240,000	24	Crown Heights

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Does not include 1-3 family properties that are not re-developments

* Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

* Neighborhoods include: 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

COMPLETE MULTIFAMILY MARKET METRICS

29

TRANSACTIONS
SOLD

\$146.01M

\$ VOLUME
SOLD

360

UNITS
SOLD



317-327 7TH AVE



168 5TH AVE



155 5TH AVE



224 COURT ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7 Building Package	\$12,300,000	29	Windsor Terrace
2	317-327 7th Avenue	\$6,400,000	10	Park Slope
3	168 5th Avenue	\$4,600,000	16	Park Slope
4	155 5th Avenue	\$4,225,000	7	Park Slope
5	72 5th Avenue	\$3,700,000	11	Park Slope
6	80 4th Avenue	\$2,500,000	4	Boerum Hill
7	466 Myrtle Avenue	\$2,460,000	3	Clinton Hill
8	224 Court Street	\$2,200,000	3	Cobble Hill
9	253 Bergen Street	\$1,200,000	3	Boerum Hill

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

* Neighborhoods include: Boerum Hill, Brooklyn Heights, Carrol 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

COMPLETE MIXED-USE MARKET METRICS

9

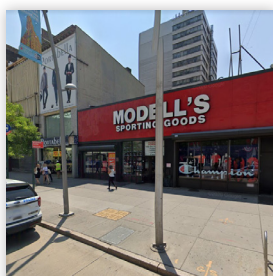
TRANSACTIONS
SOLD

\$39.59M

\$ VOLUME
SOLD

86

UNITS
SOLD



360-370 FULTON ST



814 5TH AVE



28 HUNTINGTON ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	360-370 Fulton Street	\$32,500,000	170,000	Downtown Brooklyn
2	814 5th Avenue	\$2,280,000	9,902	Greenwood Heights
3	28 Huntington Street	\$1,800,000	5,000	Red Hook

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

* Neighborhoods include: Boerum Hill, Brooklyn Heights, Carrol 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

COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$36.58M

\$ VOLUME
SOLD

184,902

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

**Summary of Q2 Transactions in Brownstone Brooklyn



41

OF TRANSACTIONS

↑ +46% YoY



\$222.17M

DOLLAR VOLUME

↑ +90% YoY



446

OF UNITS

↑ +369% YoY

CARROLL GARDENS, COLUMBIA WATERFRONT, GOWANUS, GREENWOOD HEIGHTS, PARK SLOPE & RED HOOK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$635 -9% YoY	\$658 +13% YoY	\$295/BSF -16% YoY
\$/UNIT	\$535,076 -14% YoY	\$458,315 -23% YoY	-

BOERUM HILL, BROOKLYN HEIGHTS, COBBLE HILL & DOWNTOWN BROOKLYN

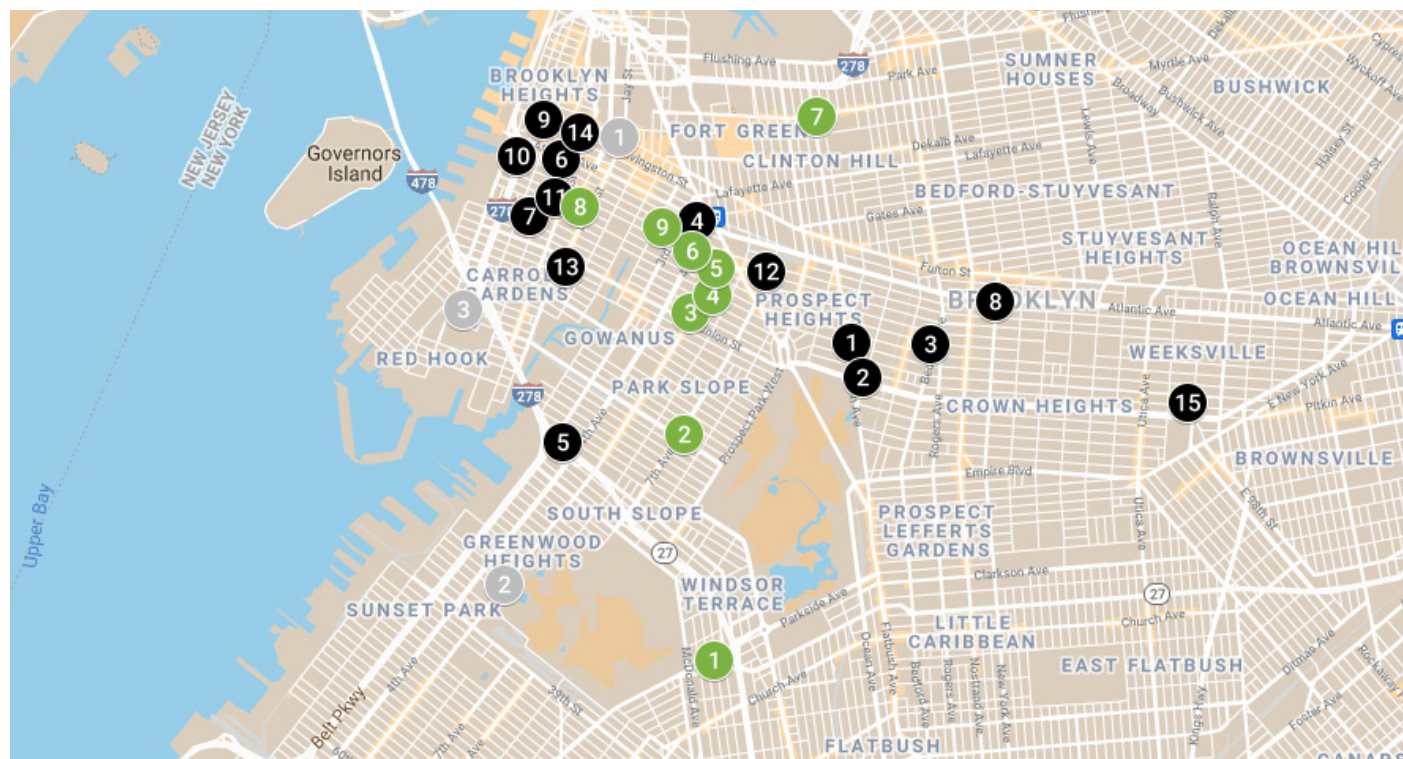
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$745 -3% YoY	\$690 N/A	\$191 -100% YoY
\$/UNIT	\$851,786 -16% YoY	\$586,111 N/A	-

CLINTON HILL, CROWN HEIGHTS NORTH, FORT GREENE & PROSPECT HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$450 -43% YoY	\$946 +34% YoY	\$260 -16% YoY
\$/UNIT	\$434,823 -28% YoY	\$820,000 +30% YoY	-

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**MULTIFAMILY**

- ➊ 7 Building Package
- ➋ 781 Washington Avenue
- ➌ 678, 680, 682 Prospect Place
- ➍ 306 Dean Street
- ➎ 137 Prospect Avenue
- ➏ 197 Clinton Street
- ➐ 346 Clinton Street
- ➑ 60 New York Avenue
- ➒ 274 Henry Street
- ➓ 88 State Street
- ➔ 231 Baltic Street
- ➕ 541 Bergen Street
- ➖ 297 President Street
- ➗ 175 Clinton Street
- ➘ 1519 Lincoln Place

MIXED USE

- ➊ 7 Building Package
- ➋ 317-327 7th Avenue
- ➌ 168 5th Avenue
- ➍ 155 5th Avenue
- ➎ 72 5th Avenue
- ➏ 80 4th Avenue
- ➐ 466 Myrtle Avenue
- ➑ 224 Court Street
- ➒ 253 Bergen Street

DEVELOPMENT SITES

- ➊ 360-370 Fulton Street
- ➋ 814 5th Avenue
- ➌ 28 Huntington Street

BROWNSTONE BROOKLYN TEAM



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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

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