

BROOKLYN MARKET REPORT

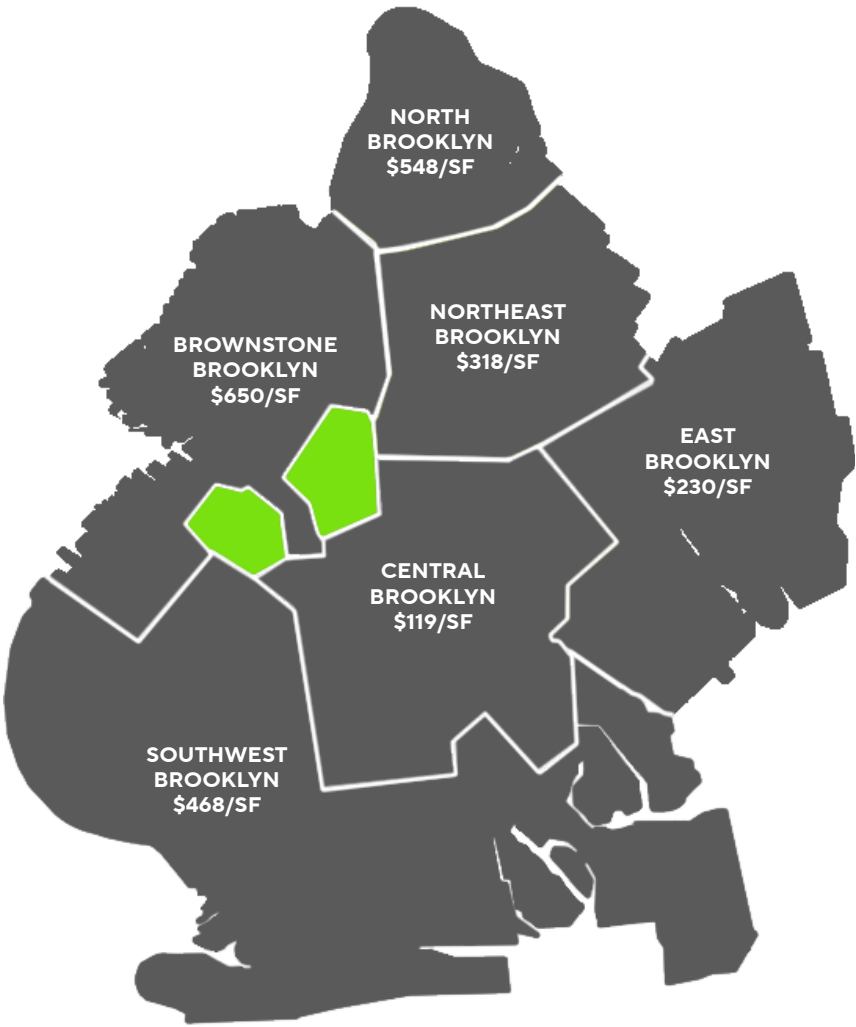
JULY 2021



INVESTMENT PROPERTY REALTY GROUP

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JULY 2021



AVERAGE PRICE/SF BY TERRITORY

42

CLOSED TRANSACTIONS

The total number of closed transactions in July 2021 increased by **5%** compared to July 2020.

\$164M

CLOSED DOLLAR VOLUME

The total dollar volume in July 2021 increased by **43%** compared to July 2020.



The total number of **multifamily** buildings closed in July 2021 increased by **12%** compared to July 2020.

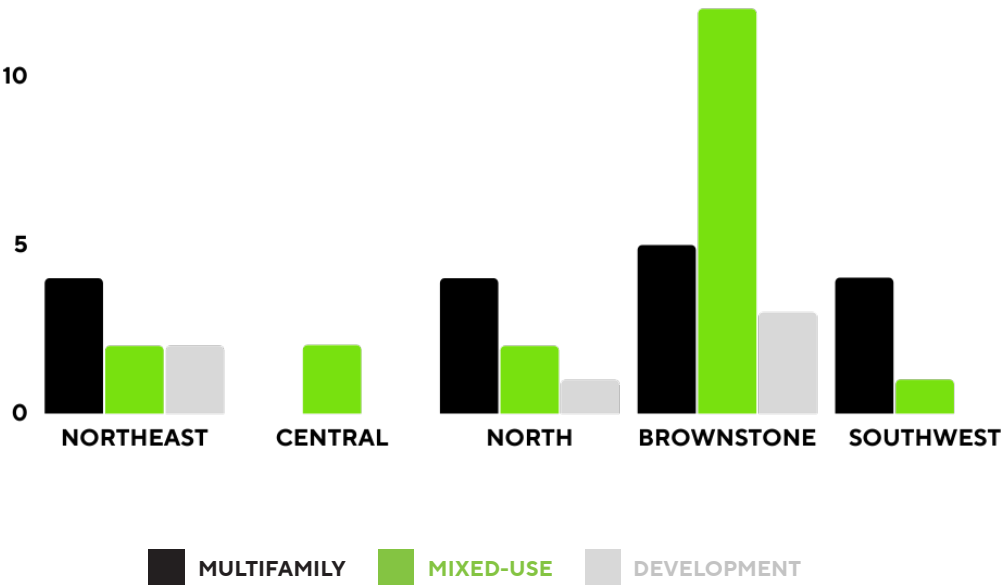


The total number of **mixed-use** properties closed in July 2021 increased by **16%** compared to July 2020.

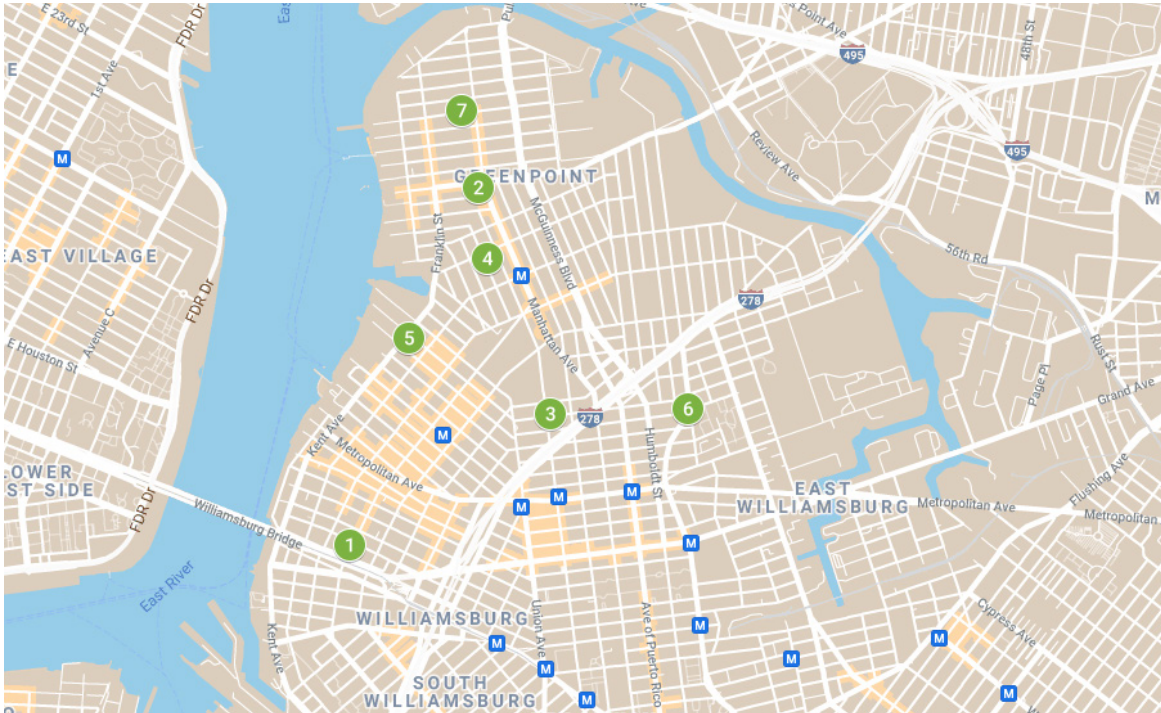


The total number of **development sites** closed in July 2021 decreased by **33%** compared to July 2020.

TOTAL TRANSACTIONS BY ASSET AND TERRITORY



Contact Us For More Information 718.360.8801

**364 BEDFORD AVE****144-150 GREENPOINT AVE****718 LORIMER ST****73 KINGSLAND AVE**

	ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1	364 Bedford Avenue	\$14,959,501	21	Mixed Use
2	144-150 Greenpoint Avenue	\$6,250,000	*22,800 BSF	Development
3	718 Lorimer Street	\$2,215,000	6	Mixed Use
4	160 Guernsey Street	\$1,950,000	4	Multi-Family
5	53 Kent Avenue	\$1,700,000	5	Multi-Family
6	73 Kingsland Avenue	\$1,558,000	5	Multi-Family
7	145 Green Street	\$1,100,000	6	Multi-Family

*Development Site / Buildable Square Footage (BSF)

NORTH BROOKLYN JULY COMPLETE MARKET METRICS

7**TRANSACTIONS****SOLD****\$29.7M****\$ VOLUME****SOLD****47****UNITS****SOLD****22,800****BSF****SOLD**Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2021 - July 31, 2021****Zip Codes:** 11206, 11211, 11222, 11249**Neighborhoods:** Williamsburg & Greenpoint

MONTH OVER MONTH

COMPARED TO JUNE 2021

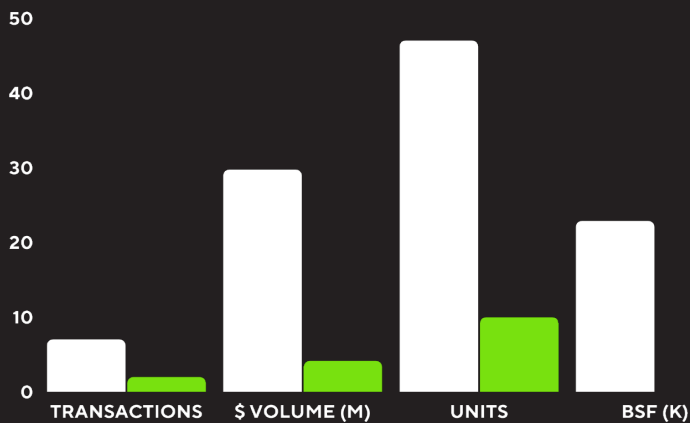
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	7	\$29,732,501	47	22,800
JUNE 2021	2	\$4,150,000	10	-
% of CHANGE	↑ +250% MoM	↑ +616% MoM	↑ +370% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	7	\$29,732,501	47	22,800
JULY 2020	6	\$16,225,000	18	21,556
% of CHANGE	↑ +17% YoY	↑ +83% YoY	↑ +161% YoY	↑ +6% YoY

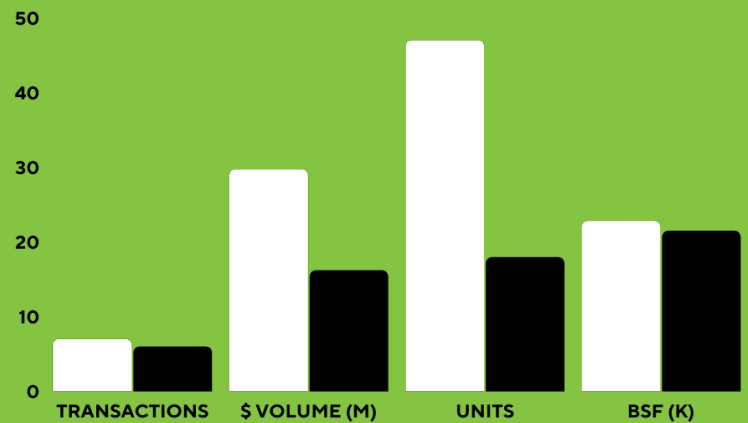
MONTH OVER MONTH



JULY 2021

JUNE 2021

YEAR OVER YEAR

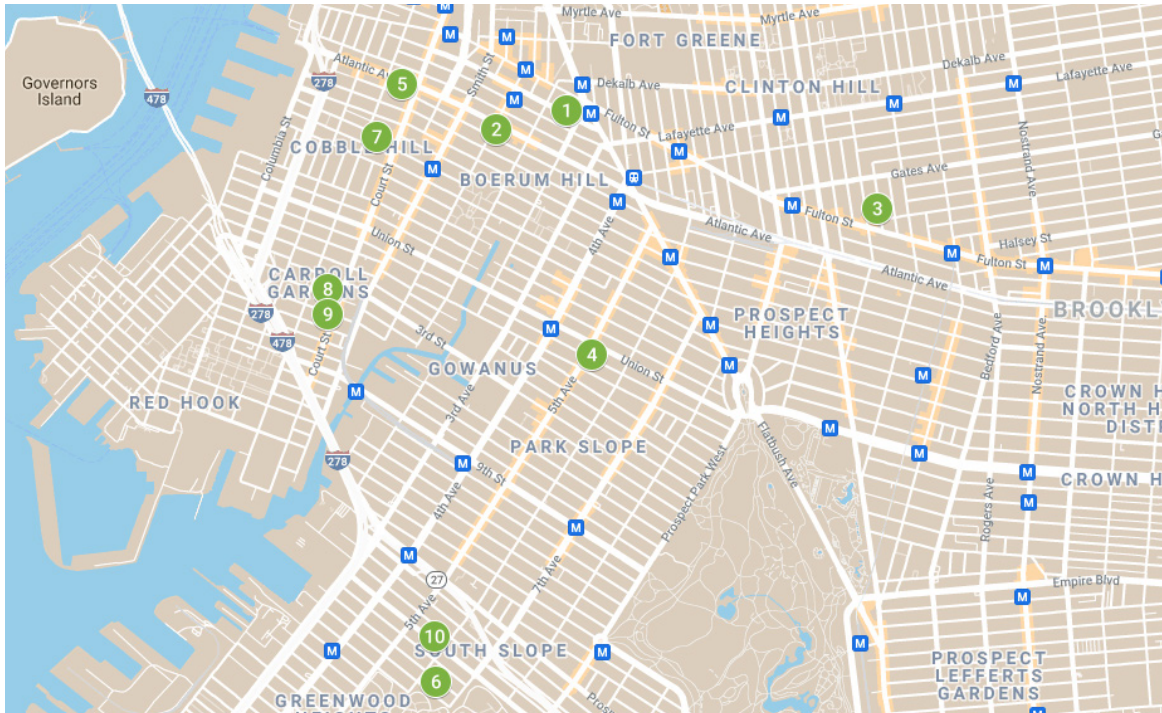


JULY 2021

JULY 2020

Contact the North Brooklyn Team For More Information

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275 LIVINGSTON ST



348 ATLANTIC AVE



82 DOWNING ST



223 5TH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1	275 Livingston Street	\$12,750,000	*45,000 BSF	Development
2	348 Atlantic Ave & 336 State St	\$11,850,000	15	Mixed Use
3	82 Downing Street	\$5,150,000	17	Multi-Family
4	223 5th Avenue	\$4,190,000	13	Mixed Use
5	180 Atlantic Avenue	\$4,035,000	4	Mixed Use
6	316 22nd Street	\$4,000,000	2	Mixed Use
7	230 Warren Street	\$3,575,000	4	Multi-Family
8	73 3rd Place	\$3,200,000	4	Multi-Family
9	85 4th Place	\$3,100,000	4	Multi-Family
10	281 20th Street	\$3,000,000	3	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage (BSF)

BROWNSTONE BROOKLYN JULY COMPLETE MARKET METRICS

20

TRANSACTIONS
SOLD

\$77.1M

\$ VOLUME
SOLD

95

UNITS
SOLD

62,995

BSF
SOLD

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 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: 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

MONTH OVER MONTH

COMPARED TO JUNE 2021

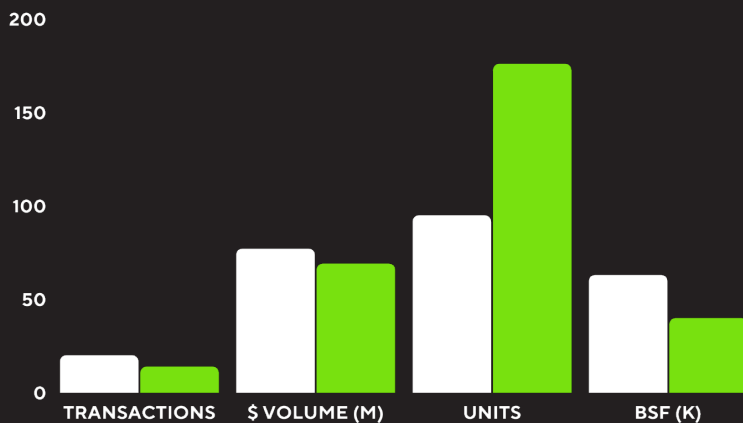
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	20	\$77,130,000	95	62,995
JUNE 2021	14	\$69,076,263	176	39,558
% of CHANGE	↑ +43% MoM	↑ +12% MoM	↓ -46% MoM	↑ +59% MoM

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	20	\$77,130,000	95	62,995
JULY 2020	9	\$35,710,248	51	3,396
% of CHANGE	↑ +122% YoY	↑ +116% YoY	↑ +86% YoY	↑ +1755% YoY

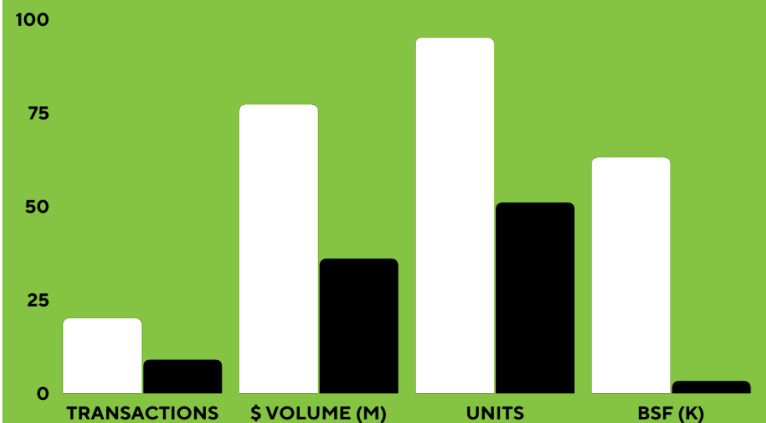
MONTH OVER MONTH



JULY 2021

JUNE 2021

YEAR OVER YEAR

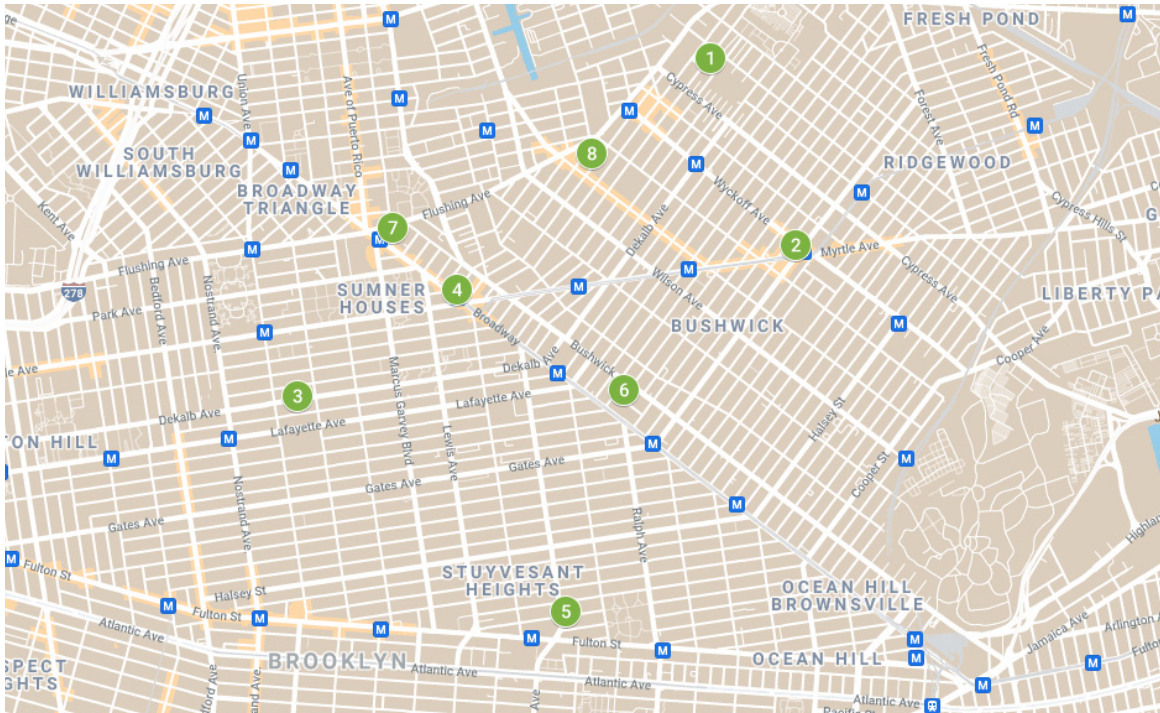


JULY 2021

JULY 2020

Contact the Brownstone Brooklyn Team For More Information

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ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 18-30 Starr Street	\$27,401,000	51	Multi-Family
2 266 Wyckoff Ave & 242 Jefferson St	\$2,900,000	12	Mixed Use
3 733 Dekalb Avenue	\$2,500,000	5	Multi-Family
4 923 Broadway	\$2,200,000	*5,500 BSF	Development
5 323 Malcolm X Boulevard	\$1,300,000	8	Multi-Family
6 1100 Greene Avenue	\$1,200,000	*9,504 BSF	Development
7 792 Flushing Avenue	\$1,150,000	4	Mixed Use
8 416 Melrose Street	\$1,000,000	8	Multi-Family

*Development Site / Buildable Square Footage (BSF)

NORTHEAST BROOKLYN JULY COMPLETE MARKET METRICS

8

TRANSACTIONS
SOLD

\$39.7M

\$ VOLUME
SOLD

88

UNITS
SOLD

15,004

BSF
SOLD

Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2021 - July 31, 2021**

Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237

Neighborhoods: Bedford-Stuyvesant, Bushwick & Ocean Hill

MONTH OVER MONTH

COMPARED TO JUNE 2021

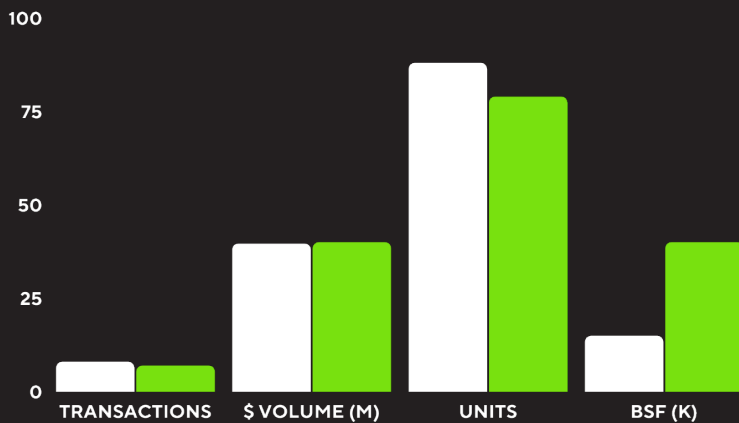
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$39,651,000	88	15,004
JUNE 2021	7	\$40,445,000	79	39,654
% of CHANGE	↑ +14% MoM	↓ -2% MoM	↑ +11% MoM	↓ -62% MoM

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$39,651,000	88	15,004
JULY 2020	13	\$24,059,729	57	14,193
% of CHANGE	↓ -38% YoY	↑ +65% YoY	↑ +54% YoY	↑ +6% YoY

MONTH OVER MONTH

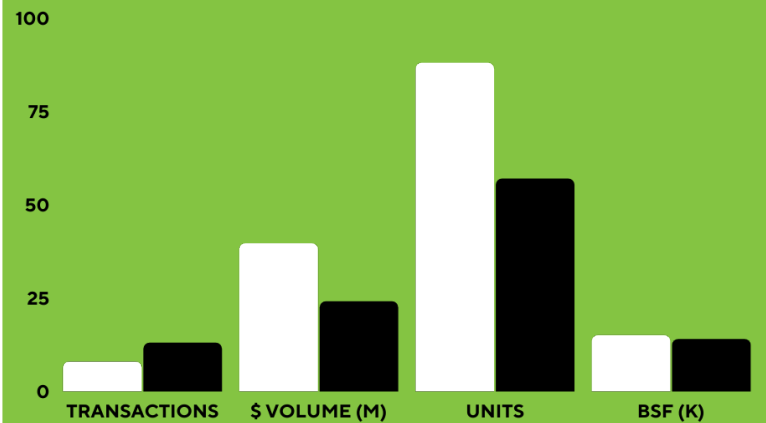


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

Contact the Northeast Brooklyn Team For More Information

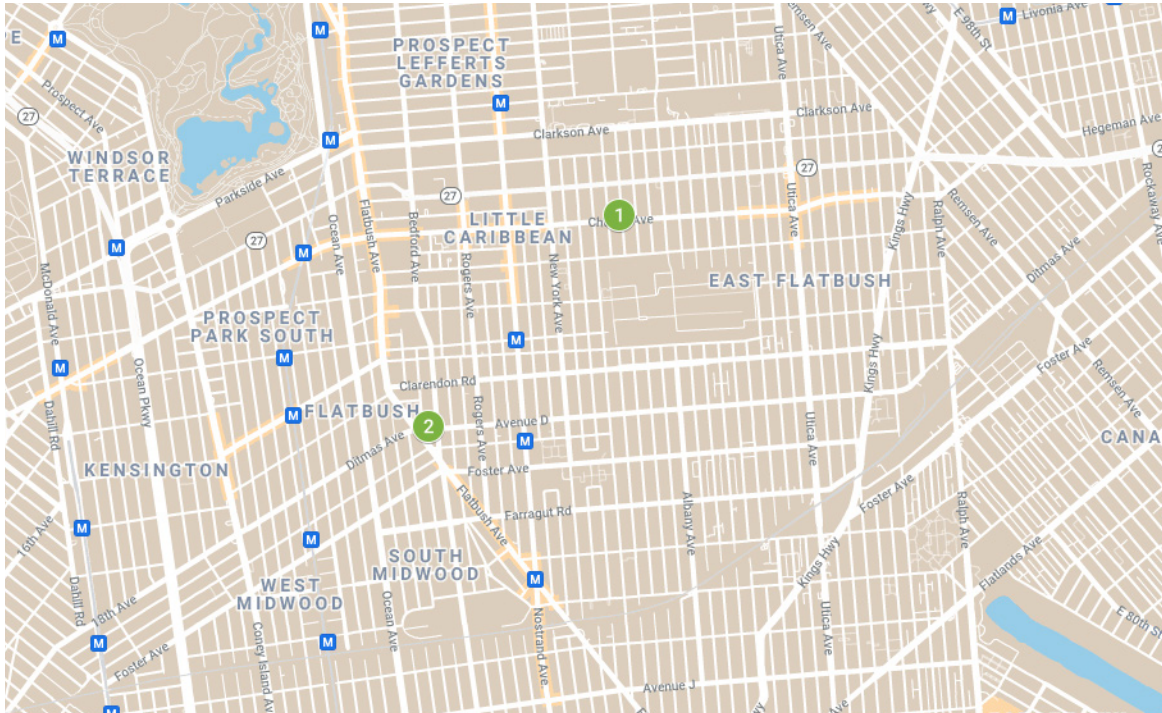
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ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 3715 Church Avenue	\$4,725,000	45	Mixed Use
2 2307 Avenue D	\$1,140,000	7	Mixed Use

CENTRAL & EAST BROOKLYN JULY COMPLETE MARKET METRICS

2 TRANSACTIONS SOLD	\$5.87M \$ VOLUME SOLD	52 UNITS SOLD	0 BSF SOLD
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Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 2021

Zip Codes: 11203, 11207, 11208, 11210, 11213, 11218, 11225, 11226, 11236

Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington Prospect-Lefferts-Gardens, Prospect Park

MONTH OVER MONTH

COMPARED TO JUNE 2021

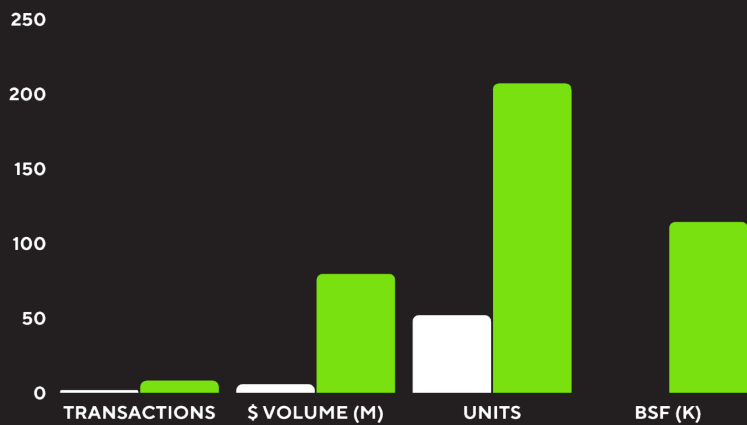
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	2	\$5,865,000	52	-
JUNE 2021	8	\$79,501,263	207	114,480
% of CHANGE	↓ -75% MoM	↓ -93% MoM	↓ -75% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	2	\$5,865,000	52	-
JULY 2020	4	\$6,725,000	22	24,117
% of CHANGE	↓ -50% YoY	↓ -13% YoY	↑ +136% YoY	N/A

MONTH OVER MONTH

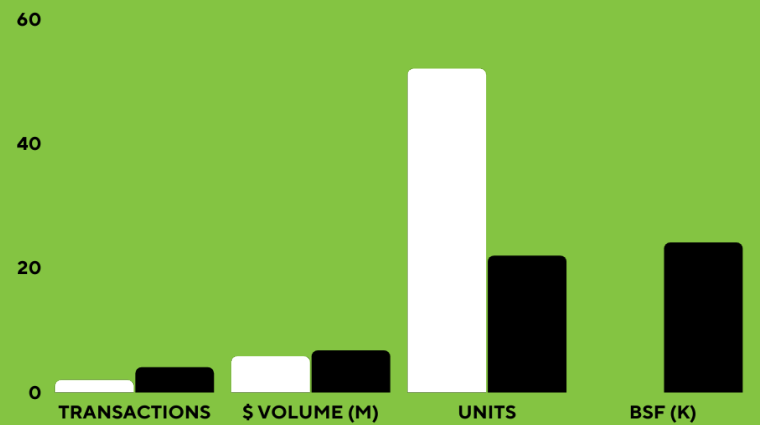


JULY 2021



JUNE 2021

YEAR OVER YEAR



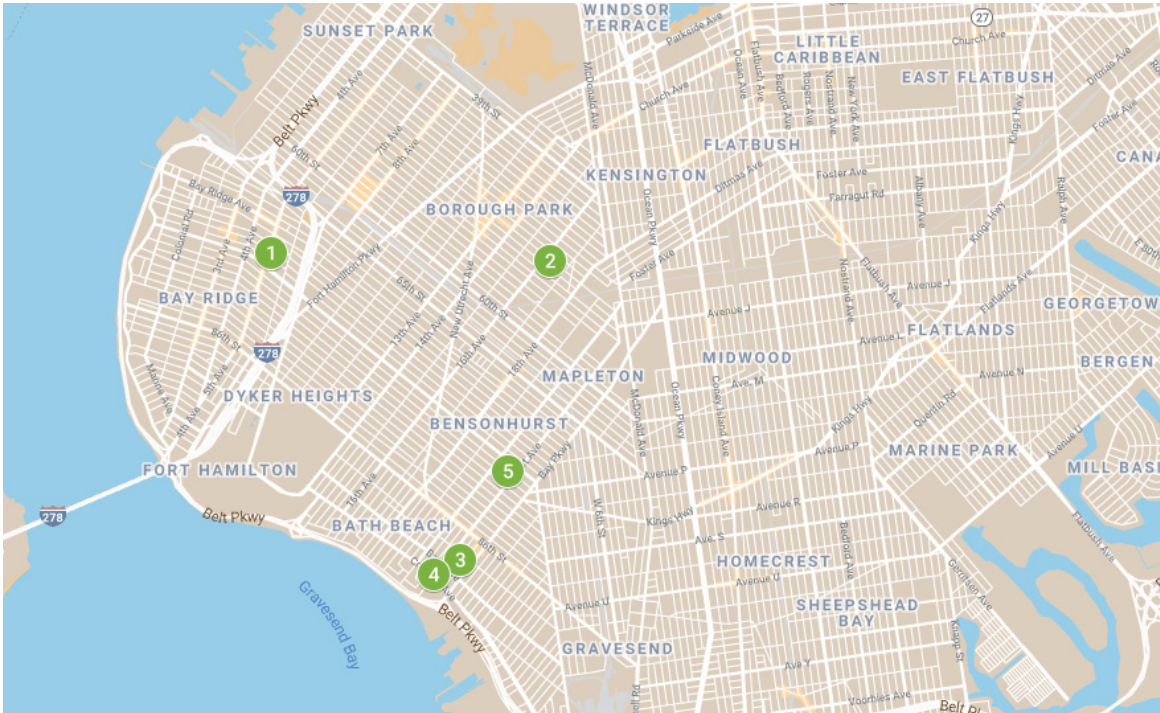
JULY 2021



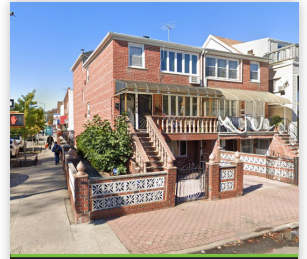
JULY 2020

Contact the Central & East Brooklyn Team For More Information

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3 BUILDING PACKAGE



164 BAY 28TH ST



8818 21ST AVE



2052 76TH ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 3 Building Package	\$4,350,000	9	Mixed Use
2 1620 50th Street	\$2,750,000	3	Multi-Family
3 164 Bay 28th Street	\$1,565,000	3	Multi-Family
4 8818 21st Avenue	\$1,465,000	2	Multi-Family
5 2052 76th Street	\$1,020,000	3	Multi-Family

SOUTHWEST BROOKLYN JULY COMPLETE MARKET METRICS

5

TRANSACTIONS

SOLD

\$11.2M

\$ VOLUME

SOLD

20

UNITS

SOLD

0

BSF

SOLD

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 2021

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

MONTH OVER MONTH

COMPARED TO JUNE 2021

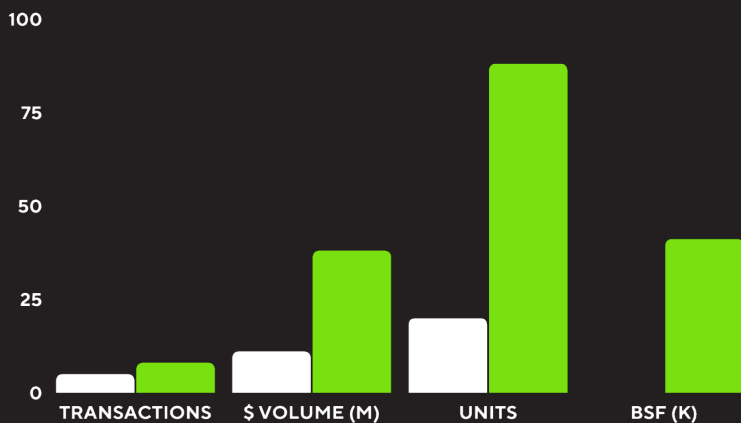
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	5	\$11,150,000	20	-
JUNE 2021	8	\$37,750,000	88	40,500
% of CHANGE	↓ -38% MoM	↓ -70% MoM	↓ -77% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	5	\$11,150,000	20	-
JULY 2020	8	\$31,420,000	145	-
% of CHANGE	↓ -38% YoY	↓ -65% YoY	↓ -86% YoY	N/A

MONTH OVER MONTH

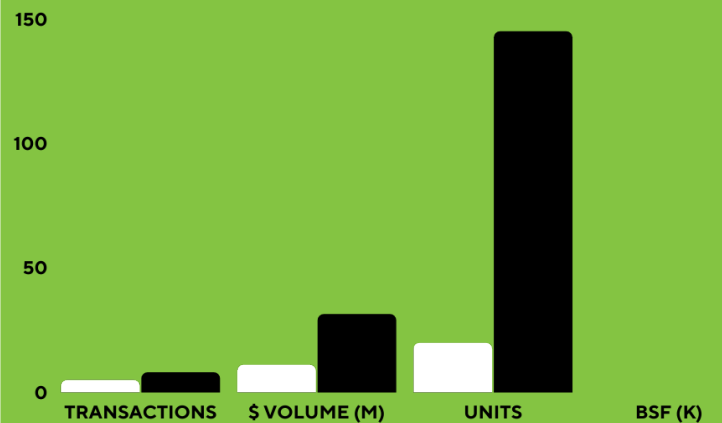


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



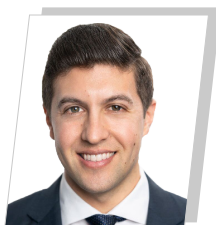
ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



HAKEEM LECKY
SENIOR ASSOCIATE



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



GABRIEL KATES
ASSOCIATE



DANIEL SHAWAH
ASSOCIATE



KYLE KATZ
ASSOCIATE



AZEM KAJOSHAI
ASSOCIATE



JOHN MURPHY
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ASSOCIATE



THOMAS VENTURA
ASSOCIATE



SEAN MASHIHI
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



LUCAS VITOLLO
ASSOCIATE



BRIAN UNDERKOFLER
SALES MANAGER



MINA PARDASANI
DIRECTOR OF OPERATIONS



SERGE SARKISIAN
INVESTMENT ANALYST



MADLINE WOODS
TRANSACTION COORDINATOR

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