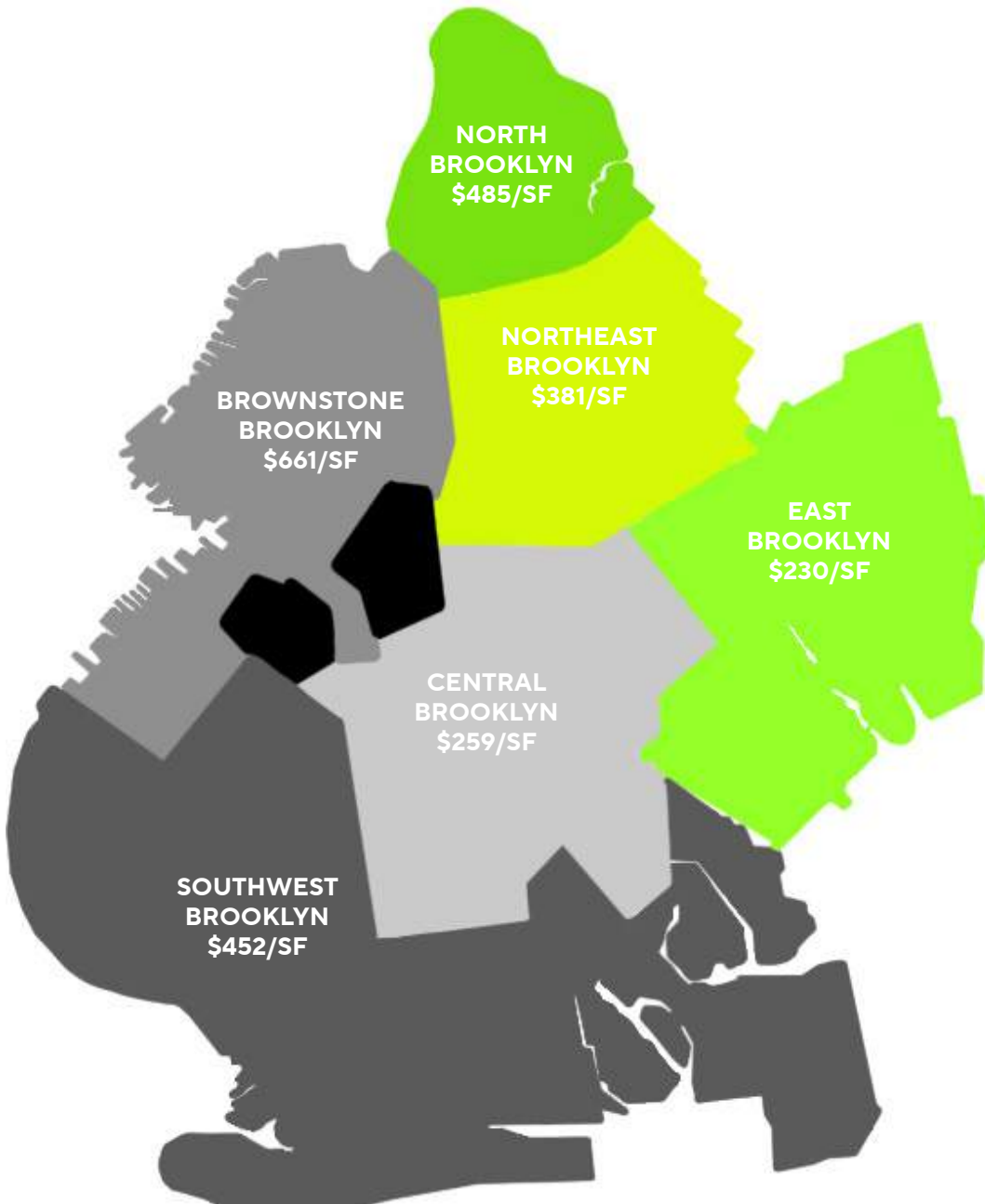


BROOKLYN MARKET REPORT

MAY 2021

IPRG

AVERAGE PRICE/SF BY TERRITORY



MAY
2021

135

CLOSED TRANSACTIONS

\$429M

CLOSED DOLLAR VOLUME

The total number of closed transactions in April 2021 decreased by **34%** compared to April 2020.

The total dollar volume in April 2021 decreased by **42%** compared to April 2020.

BROOKLYN MAY CLOSED TRANSACTIONS

61

MULTIFAMILY
TRANSACTIONS

↓ -26% YoY

51

MIXED-USE
TRANSACTIONS

↓ -14% YoY

23

DEVELOPMENT
TRANSACTIONS

↓ -34% YoY



47 WITHERS ST



148 JAVA ST



117 JEWEL ST



340 MCGUINNESS BLVD

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 55 North 6th Street	\$4,800,000	7,500 BSF	Development
2 47 Withers Street	\$4,085,000	7	Mixed Use
3 157 Green Street	\$2,725,000	7	Mixed Use
4 589 Metropolitan Avenue	\$2,300,000	8,600 BSF	Development
5 663 Manhattan Avenue	\$2,235,000	3	Mixed Use
6 148 Java Street	\$2,100,000	4	Multifamily
7 181 Jackson Street	\$1,700,000	5,000 BSF	Development
8 117 Jewel Street	\$1,611,000	4	Multifamily
9 340 McGuinness Boulevard	\$1,550,000	6	Multifamily

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

* Zip Codes: 11206, 11211, 11222, 11249

* Neighborhoods include: Greenpoint & Williamsburg

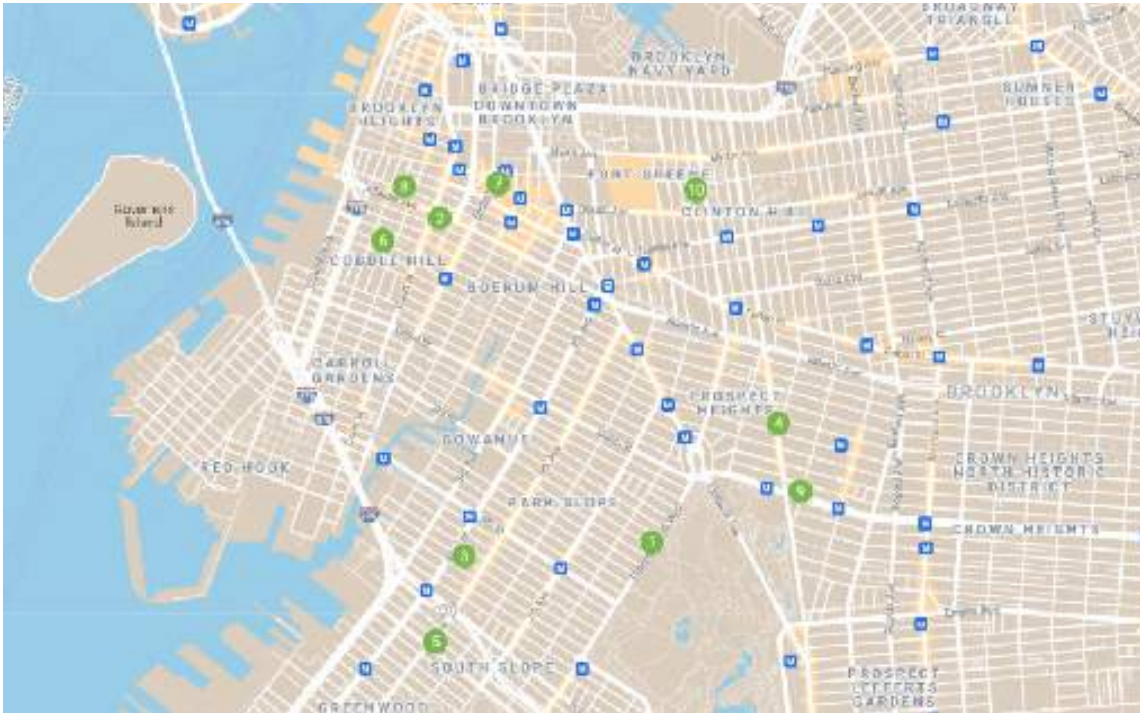
NORTH BROOKLYN MAY COMPLETE MARKET METRICS

9
TRANSACTIONS
SOLD

\$23.11M
\$ VOLUME
SOLD

31
UNITS
SOLD

21,100
BSF
SOLD



70 PROSPECT PARK W



225 13TH ST



109 STATE ST



852 CLASSON AVE

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 70 Prospect Park West	\$15,000,000	30	Multifamily
2 214, 216, 218 Atlantic Avenue	\$9,000,000	11	Mixed Use
3 225 13th Street	\$8,500,000	26	Multifamily
4 701 Washington Avenue	\$8,000,000	*16,200 BSF	Development
5 665 A 5th Avenue	\$7,850,000	10	Mixed Use
6 161 Warren Street	\$6,400,000	4	Multifamily
7 453 Fulton Street	\$5,800,000	*15,000 BSF	Development
8 109 State Street	\$4,275,000	5	Multifamily
9 852 Classon Avenue	\$4,250,000	9	Mixed Use
10 215 Clermont Avenue	\$3,850,000	4	Multifamily

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

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

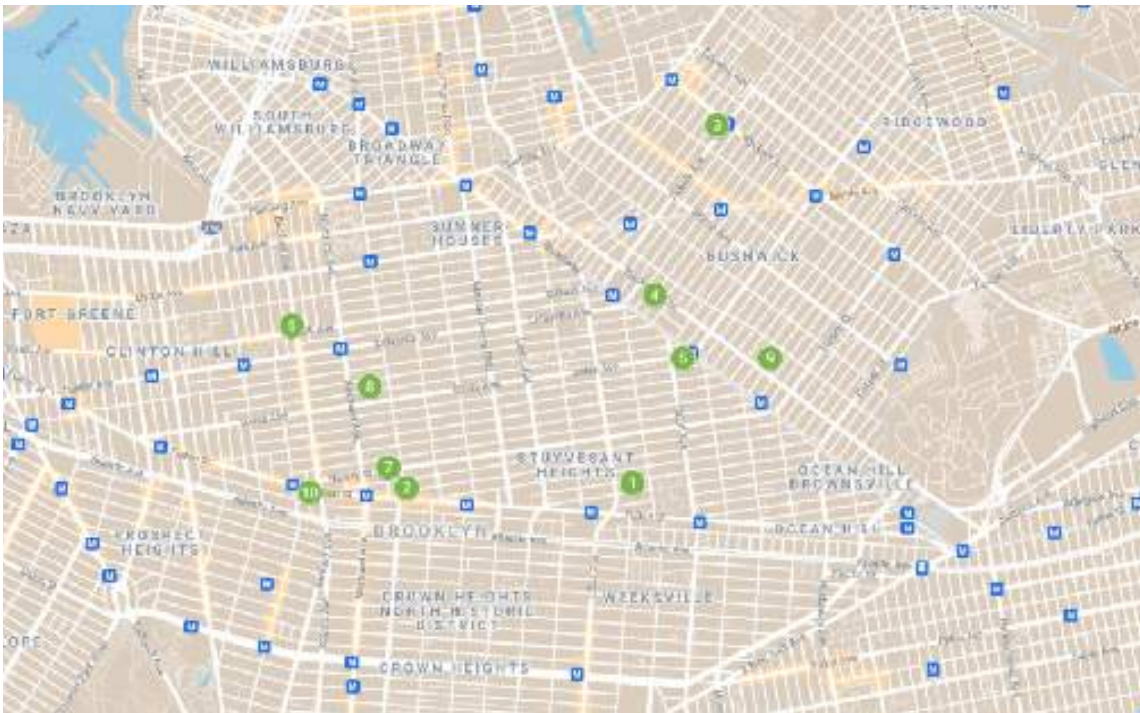
BROWNSTONE BROOKLYN MAY MARKET METRICS

33
TRANSACTIONS
SOLD

\$130.0M
\$ VOLUME
SOLD

187
UNITS
SOLD

72,020
BSF
SOLD



1 MAC DONOUGH ST



1010 GATES AVE



978 BEDFORD AVE



285 QUINCY ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 242-248 Bainbridge Street	\$11,750,000	32	Multifamily
2 1 Mac Donough Street	\$8,250,000	8	Multifamily
3 950 Hart Street	\$4,000,000	21	Multifamily
4 898 Bushwick Avenue	\$3,408,075	8	Multifamily
5 1010 Gates Avenue	\$2,970,000	*16,000 BSF	Development
6 978 Bedford Avenue	\$2,795,000	4	Multifamily
7 147 Halsey Street	\$2,675,000	4	Multifamily
8 285 Quincy Street	\$2,500,000	21	Multifamily
9 1117 Jefferson Avenue	\$2,269,000	4	Multifamily
10 1166 Fulton Street	\$2,200,000	4	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

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

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

* Neighborhoods include: Bedford-Stuyvesant & Bushwick

NORTHEAST BROOKLYN MAY MARKET METRICS

30
TRANSACTIONS
SOLD

\$73.22M
\$ VOLUME
SOLD

209
UNITS
SOLD

16,000
BSF
SOLD



491 EAST 52ND ST



793 UTICA AVE



268 LINWOOD ST



553 EAST 26TH ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 491 East 52nd Street	\$4,250,000	39	Multifamily
2 1512 Union Street	\$2,350,000	*11,580 BSF	Development
3 783-793 Utica Avenue	\$1,800,000	8	Mixed Use
4 1064 Rogers Avenue	\$1,750,000	6	Multifamily
5 352-362 Shepherd Avenue	\$1,700,000	*30,000 BSF	Development
6 533 Albany Avenue	\$1,230,000	*8,556 BSF	Development
7 649 Vermont Street	\$1,110,000	5	Multifamily
8 616 Crescent Street	\$1,100,000	6	Multifamily
9 268 Linwood Street	\$1,050,000	6	Multifamily
10 553 East 26th Street	\$1,050,000	4	Multifamily

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

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

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

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

CENTRAL & EAST BROOKLYN MAY MARKET METRICS

10
TRANSACTIONS
SOLD

\$17.40M
\$ VOLUME
SOLD

74
UNITS
SOLD

50,136
BSF
SOLD



702 54TH ST



862-868 50TH ST



5413 7TH AVE



2137 84TH ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 106 Avenue P	\$8,150,000	47	Multifamily
2 1222 63rd Street	\$8,100,000	*61,290 BSF	Development
3 1-7 Dunham Place	\$7,500,000	8	Multifamily
4 702 54th Street	\$6,800,000	45	Mixed Use
5 862-868 50th Street	\$5,150,000	32	Multifamily
6 5413 7th Avenue	\$5,000,000	30	Multifamily
7 166 Kings Highway	\$4,800,000	*35,000 BSF	Development
8 2137 & 2139 84th Street	\$4,683,950	6	Multifamily
9 482 86th Street	\$4,100,000	9	Mixed Use
10 7108-7120 New Utrecht Avenue	\$3,608,131	*23,140 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

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

* Zip Codes: 11204, 11209, 11214, 11218, 11219, 11249, 11220, 11223, 11224, 11228, 11229, 11232, 11234, 11235

* Neighborhoods include: Bath Beach, Bay Ridge, Bensonhurst, Berg Borough Park, Bergen Beach, Brighton Beach, Coney Island, Dyker Heights, Georgetown, Gravesend, Flatlands, Homecrest, Madison, Manhattan Beach, Marine Park, Mill Basin, Old Mill Basin, Sea Gate, Sheepshead Bay, Sunset Park

SOUTHWEST BROOKLYN MAY MARKET METRICS

56

TRANSACTIONS SOLD

\$ VOLUME SOLD

354

UNITS SOLD

153,413

BSF SOLD



1

POWERFUL
TEAM

650+

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 KAJOSHAJ
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JOHN MURPHY
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**STAVROS COU-
VARAS**



LOGAN BOENNING
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THOMAS VENTURA
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