



BROOKLYN MARKET REPORT Q2 2021

IPRG

Q2 2021 BRG SALES ACTIVITY

RECENT BRG TRANSACTIONS



Address	18-30 Starr Street
Neighborhood	Bushwick
Price	\$27,401,000
Closed Date	July 2021
Asset Type	New Construction Multifamily
Square Feet	46,836
# of Units	51 Apts
Price/SF	\$585
Price/Unit	\$537,274



Address	510 East 13th Street
Neighborhood	East Village
Price	\$5,400,000
Closed Date	July 2021
Asset Type	Mixed-Use
Square Feet	16,000
Building Dimensions	38 ft x 90 ft
# of Units	27 Apts & 2 Stores
Price/SF	\$338
Price/Unit	\$186,207



Address	116-118 East 31st Street
Neighborhood	NoMad
Price	\$4,750,000
Closed Date	April 2021
Asset Type	Mixed Use
Square Feet	8,297
Building Dimensions	41 ft x 61 ft
# of Units	12 Apts & 1 Store
Price/SF	\$572
Price/Unit	\$365,385



Address	417 3rd Street
Neighborhood	Park Slope
Price	\$4,700,000
Closed Date	February 2021
Asset Type	Multifamily
Square Feet	5,208
Building Dimensions	21 ft x 62 ft
# of Units	4 Apts
Price/SF	\$902
Price/Unit	\$1,175,000



Address	155 5th Avenue
Neighborhood	Park Slope
Price	\$4,225,000
Closed Date	April 2021
Asset Type	Mixed Use
Square Feet	7,200
Building Dimensions	30 ft x 60 ft
# of Units	6 Apts & 1 Store
Price/SF	\$587
Price/Unit	\$603,571



Address	231 Baltic Street
Neighborhood	Cobble Hill
Price	\$3,730,000
Closed Date	May 2021
Asset Type	Multifamily
Square Feet	4,132
Building Dimensions	24 ft x 46 ft
# of Units	4 Apts
Price/SF	\$904
Price/Unit	\$932,500



Address	103 Berry Street
Neighborhood	Williamsburg
Price	\$3,350,000
Closed Date	April 2021
Asset Type	Mixed Use
Square Feet	5,290
Building Dimensions	23 ft x 50 ft
# of Units	6 Apts & 1 Store
Price/SF	\$633
Price/Unit	\$478,571



Address	297 President Street
Neighborhood	Carroll Gardens
Price	\$3,300,000
Closed Date	May 2021
Asset Type	Multifamily
Square Feet	4,404
Building Dimensions	22 ft x 50 ft
# of Units	4 Apts
Price/SF	\$749
Price/Unit	\$825,000



Address	1519 Lincoln Place
Neighborhood	Crown Heights
Price	\$3,240,000
Closed Date	June 2021
Asset Type	Multifamily
Square Feet	20,640
Building Dimensions	60 ft x 86 ft
# of Units	24 Apts
Price/SF	\$157
Price/Unit	\$135,000



Address	615 Vanderbilt Avenue
Neighborhood	Prospect Heights
Price	\$2,600,000
Closed Date	January 2021
Asset Type	Multifamily
Square Feet	4,144
Building Dimensions	20 ft x 60 ft
# of Units	4 Apts
Price/SF	\$627
Price/Unit	\$650,000



Address	445 Rogers Avenue
Neighborhood	PLG
Price	\$2,530,000
Closed Date	April 2021
Asset Type	Multifamily
Square Feet	6,840
Building Dimensions	30 ft x 76 ft
# of Units	7 Apts
Price/SF	\$370
Price/Unit	\$361,429



Address	814 5th Avenue
Neighborhood	Greenwood Heights
Price	\$2,280,000
Closed Date	June 2021
Asset Type	Development
Buildable Square Feet	9,902
Lot Dimensions	50.17 ft x 100 ft
Price/BSF	\$230
Zoning	R6B
FAR	2.0



Address	80 Clinton Avenue
Neighborhood	Clinton Hill
Price	\$2,200,000
Closed Date	May 2021
Asset Type	Multifamily
Square Feet	5,200
Building Dimensions	20 ft x 65 ft
# of Units	4 Apts
Price/SF	\$423
Price/Unit	\$550,000



Address	342 9th Street
Neighborhood	Park Slope
Price	\$2,000,000
Closed Date	March 2021
Asset Type	Multifamily
Square Feet	3,269
Building Dimensions	17.83 ft x 45 ft
# of Units	4 Apts
Price/SF	\$612
Price/Unit	\$500,000



Address	395 16th Street
Neighborhood	Park Slope
Price	\$1,950,000
Closed Date	June 2021
Asset Type	Multifamily
Square Feet	2,850
Building Dimensions	19 ft x 50 ft
# of Units	3 Apts
Price/SF	\$684
Price/Unit	\$650,000



Address	287 Smith Street
Neighborhood	Carroll Gardens
Price	\$1,905,000
Closed Date	March 2021
Asset Type	Mixed Use
Square Feet	2,640
Building Dimensions	20 ft x 44 ft
# of Units	2 Apts & 1 Store
Price/SF	\$722
Price/Unit	\$635,000



Address	91 North 4th Street
Neighborhood	Williamsburg
Price	\$1,875,000
Closed Date	May 2021
Asset Type	Multifamily
Square Feet	5,625
Building Dimensions	25 ft x 75 ft
# of Units	6 Apts
Price/SF	\$333
Price/Unit	\$312,500



Address	151 Freeman Street
Neighborhood	Greenpoint
Price	\$1,850,000
Closed Date	February 2021
Asset Type	Development Site
Buildable Square Feet	5,000
Lot Dimensions	25 ft x 100 ft
Price/BSF	\$370
Zoning	R6B
FAR	2

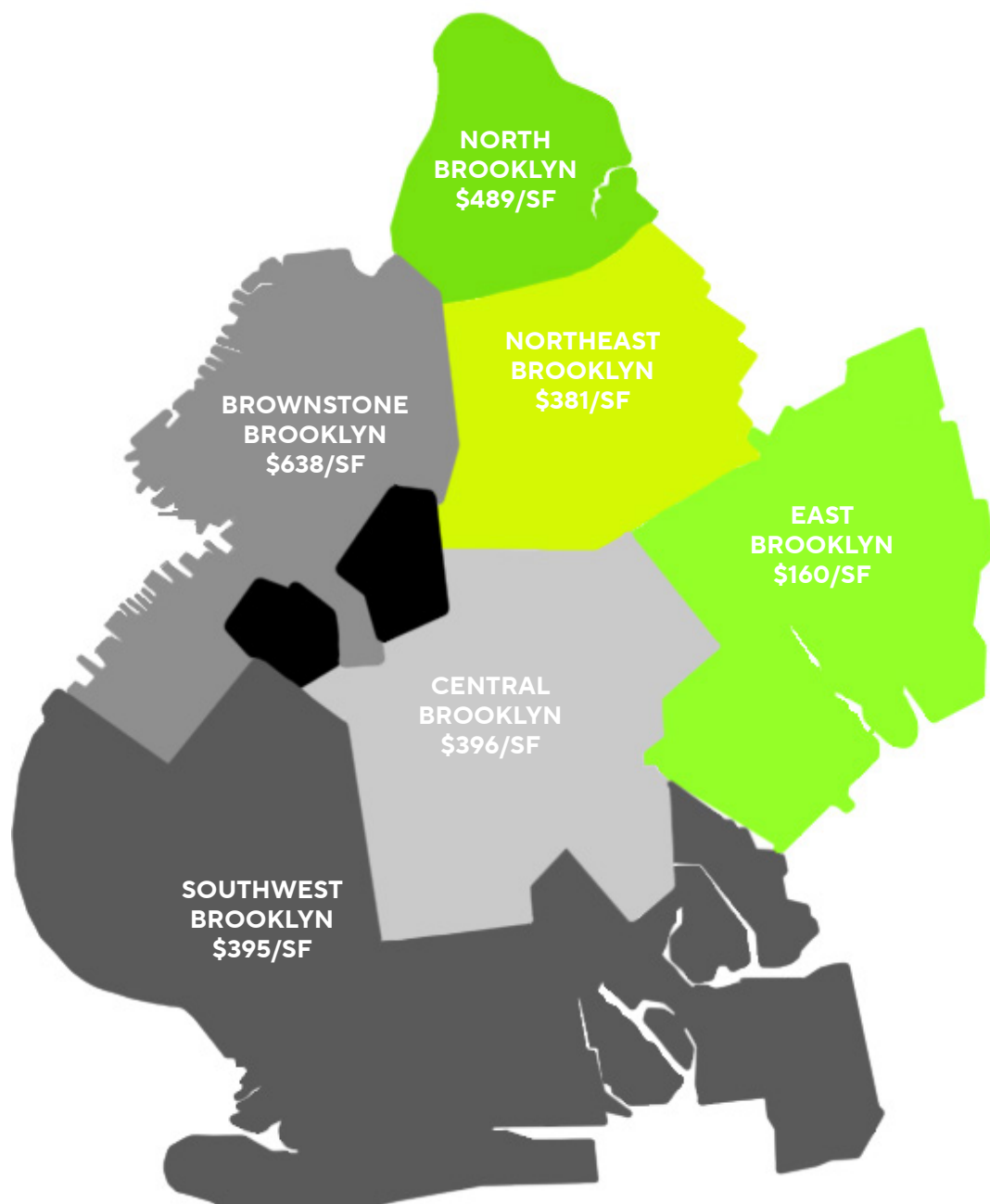


Address	31 Orient Avenue
Neighborhood	Williamsburg
Price	\$1,850,000
Closed Date	February 2021
Asset Type	3 Family, Re-Development Site
Square Feet	4,400
Building Dimensions	25 ft x 52 ft
# of Units	3 Apts
Price/SF	\$420
Price/Unit	\$616,667



Address	94 Herbert Street
Neighborhood	Williamsburg
Price	\$1,650,000
Closed Date	March 2021
Asset Type	Multifamily
Square Feet	2,088
Building Dimensions	20 ft x 32 ft
# of Units	3 Apts
Price/SF	\$790
Price/Unit	\$550,000

AVERAGE PRICE/SF BY TERRITORY



Q2

137

CLOSED TRANSACTIONS

\$607M

CLOSED DOLLAR VOLUME

The total number of closed transactions in Q2 2021 increased by **43%** compared to Q2 2020.

The total dollar volume in Q2 2021 increased by **89%** compared to Q2 2020.

BROOKLYN Q2 CLOSED TRANSACTIONS

73

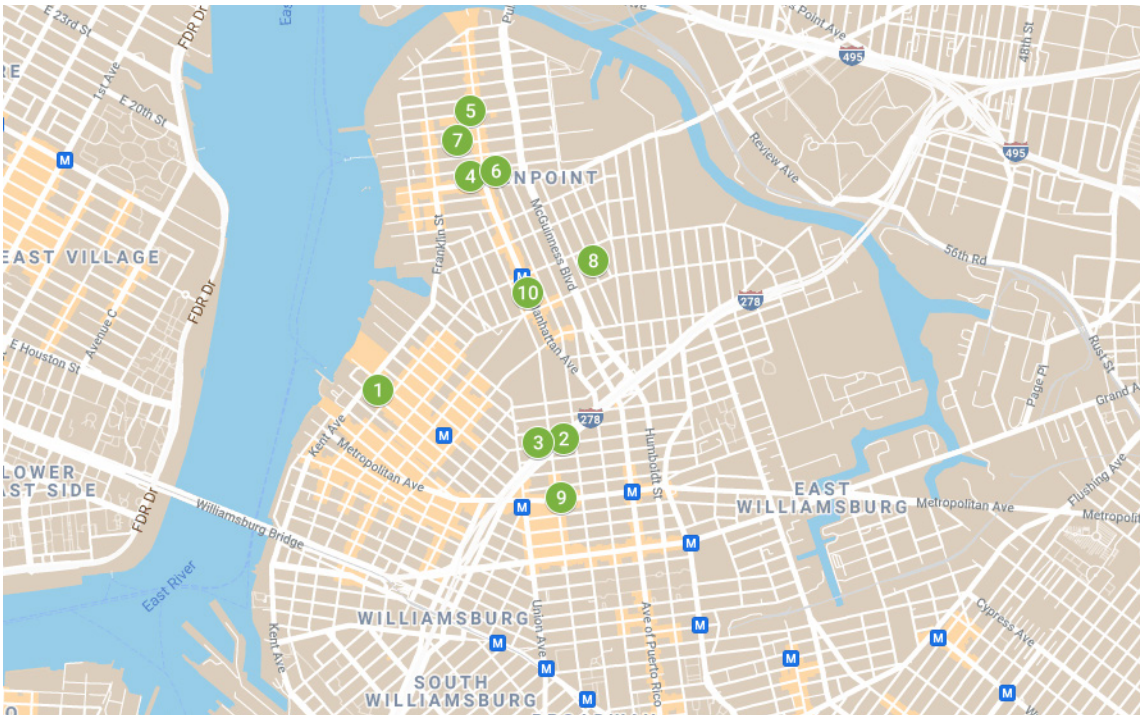
MULTIFAMILY
TRANSACTIONS
↑+59% YoY

37

MIXED-USE
TRANSACTIONS
↑+54% YoY

23

DEVELOPMENT
TRANSACTIONS
↓-8% YoY



55 N 6TH ST



154 KENT ST



915 MANHATTAN



103 INDIA ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 55 North 6th Street	\$4,800,000	*7,500 BSF	Development
2 676-680 Lorimer Street	\$4,575,000	*13,370 BSF	Development
3 47 Withers Street	\$4,085,000	7	Mixed Use
4 154 Kent Street	\$3,000,000	4	Multi-Family
5 157 Green Street	\$2,725,000	7	Mixed Use
6 915 Manhattan Avenue	\$2,500,000	4	Mixed Use
7 103 India Street	\$2,480,000	5	Multi-Family
8 102 Diamond Street	\$2,475,000	8	Multi-Family
9 589 Metropolitan Avenue	\$2,300,000	*8,600 BSF	Development
10 663 Manhattan Avenue	\$2,235,000	3	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

NORTH BROOKLYN Q2 COMPLETE MARKET METRICS

21

TRANSACTIONS
SOLD

\$49.63M

\$ VOLUME
SOLD

85

UNITS
SOLD

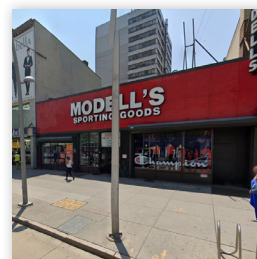
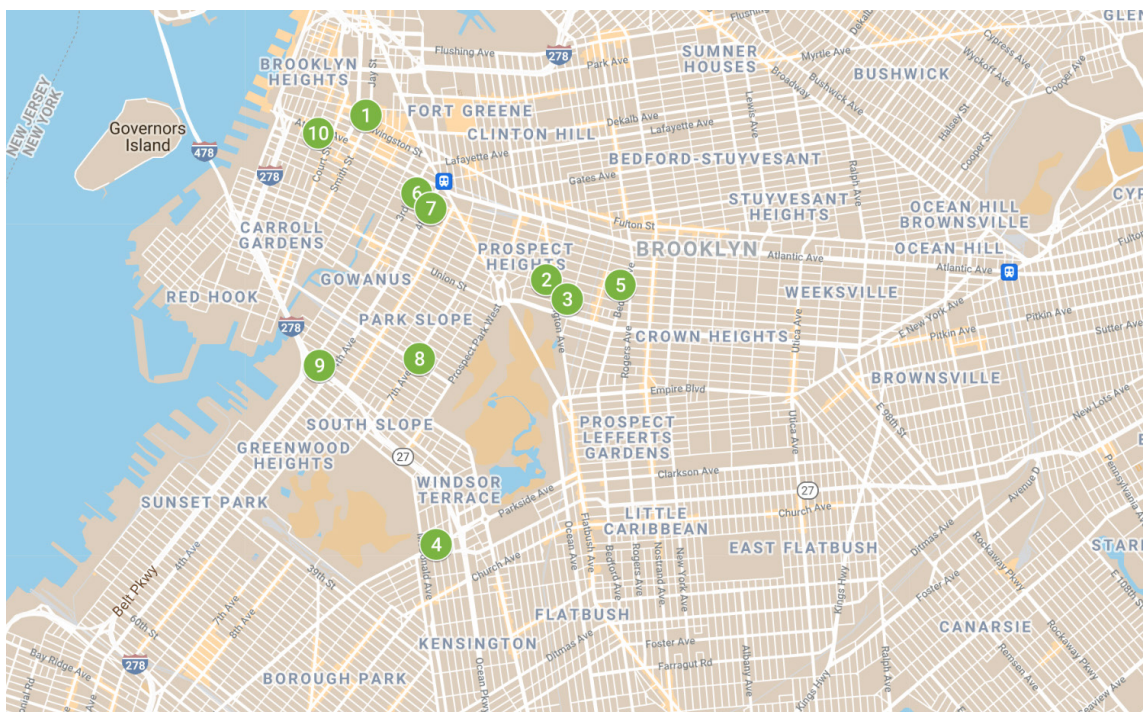
43,345

BSF
SOLD

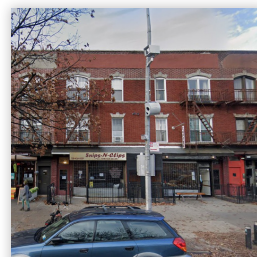
* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Zip Codes: 11206, 11211, 11222, 11249

* Neighborhoods include: Greenpoint & Williamsburg



360-370 FULTON ST



PART OF 7 BUILDING PACKAGE



306 DEAN ST



317-327 7TH AVE

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 360-370 Fulton Street	\$32,500,000	*170,000 BSF	Development
2 7 Building Package	\$24,321,263	80	Multi-Family
3 781 Washington Avenue	\$22,000,000	63	Multi-Family
4 7 Building Package	\$12,300,000	29	Mixed-Use
5 678, 680, 682 Prospect Place	\$10,000,000	24	Multifamily
6 306 Dean Street	\$9,500,000	10	Multi-Family
7 63-65 4th Avenue	\$7,500,000	*29,656 BSF	Development
8 317-327 7th Avenue	\$6,400,000	10	Mixed Use
9 137 Prospect Avenue	\$6,250,000	9	Multi-Family
10 197 Clinton Street	\$5,400,000	4	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

BROWNSTONE BROOKLYN Q2 COMPLETE MARKET METRICS

41

TRANSACTIONS
SOLD

\$222.17M

\$ VOLUME
SOLD

446

UNITS
SOLD

214,558

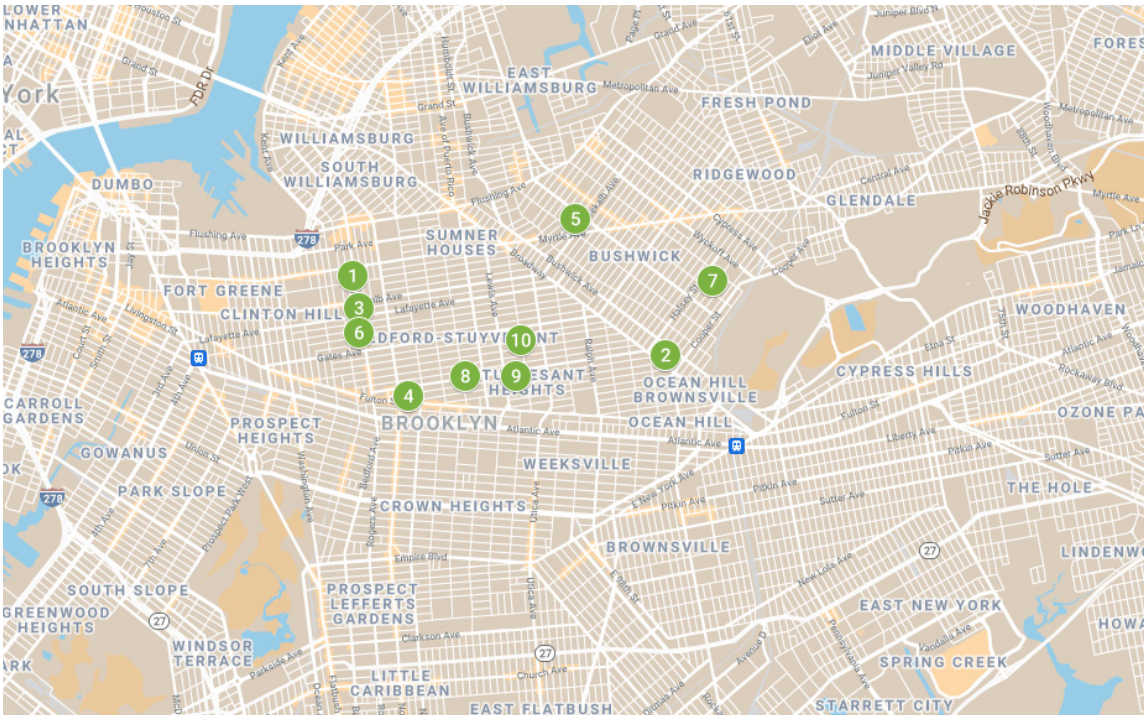
BSF
SOLD

* 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



902-908 BEDFORD AVE



707 HART ST



378 GREENE AVE



301 HALSEY ST

	ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1	902, 904, 908 Bedford Avenue	\$23,370,000	54	Multi-Family
2	7 Building Package	\$19,440,000	36	Mixed Use
3	1010 Bedford Avenue	\$14,208,634	37	Mixed Use
4	64 Macon Street	\$4,600,000	6	Multi-Family
5	707 Hart Street	\$3,990,000	8	Multi-Family
6	378 Greene Avenue	\$2,600,000	4	Multifamily
7	326 Eldert Street	\$2,550,000	4	Multi-Family
8	301 Halsey Street	\$2,110,000	11	Mixed Use
9	453 Macon Street	\$1,857,000	4	Multifamily
10	613 Madison Street	\$1,750,000	4	Mixed Use

SELECT SALES ACTIVITY ABOVE

NORTHEAST BROOKLYN Q2 COMPLETE MARKET METRICS

34

TRANSACTIONS
SOLD

\$116.99M

\$ VOLUME
SOLD

284

UNITS
SOLD

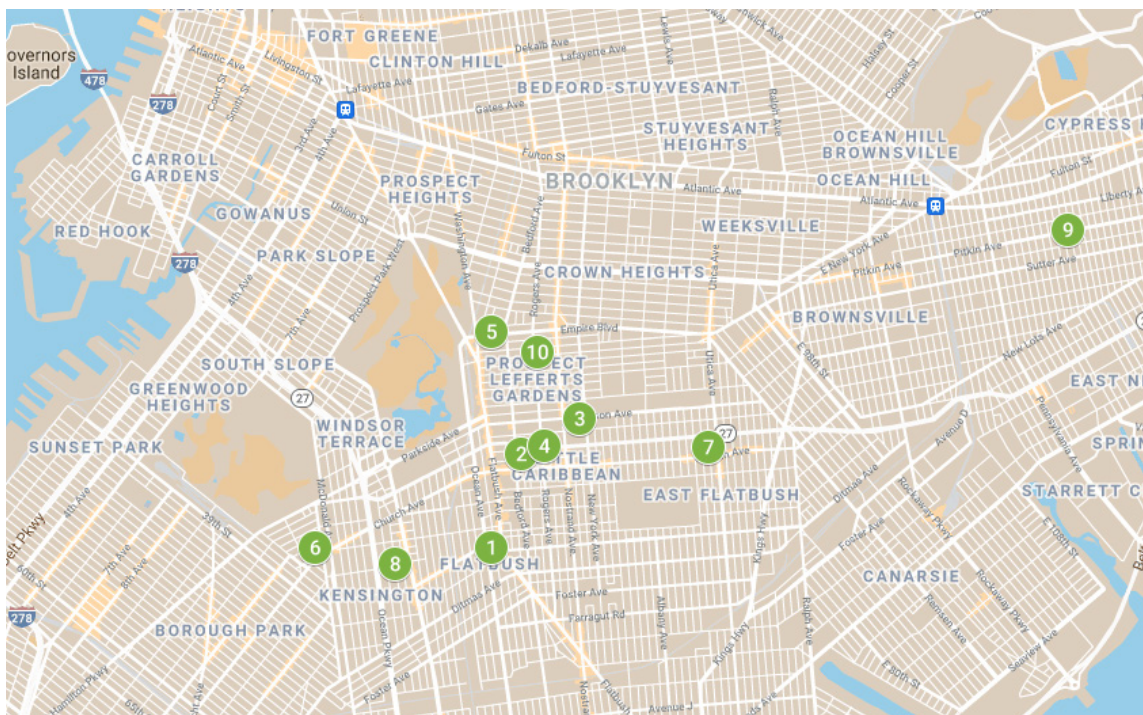
67,879

BSF
SOLD

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

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

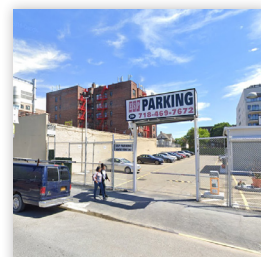
* Neighborhoods include: Bedford-Stuyvesant, Bushwick & Ocean Hill



ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 7 Building Package	\$24,321,263	80	Multi-Family
2 88 Linden Boulevard	\$23,100,000	68	Multi-Family
3 354 Clarkson Avenue	\$20,200,000	*75,680 BSF	Development
4 6 Building Package	\$19,440,000	36	Mixed Use
5 73-99 Empire Boulevard	\$15,195,258	*70,774 BSF	Development
6 7 Building Package	\$12,300,000	29	Mixed-Use
7 374 East 49th Street	\$3,730,000	38	Multi-Family
8 352-360 East 8th Street	\$2,800,000	24	Multi-Family
9 2337 Pitkin Avenue	\$2,750,000	*30,000 BSF	Development
10 445 Rogers Avenue	\$2,530,000	7	Multifamily

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



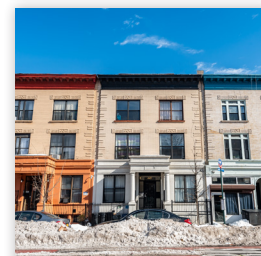
354 CLARKSON AVE



PART OF 6 BUILDING PACKAGE



73-99 EMPIRE BLVD



445 ROGERS AVE

CENTRAL & EAST BROOKLYN Q2 COMPLETE MARKET METRICS

16

TRANSACTIONS
SOLD

\$136.31M

\$ VOLUME
SOLD

342

UNITS
SOLD

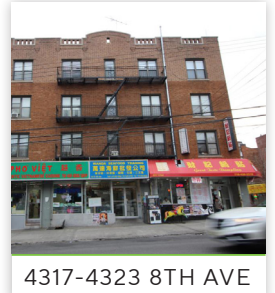
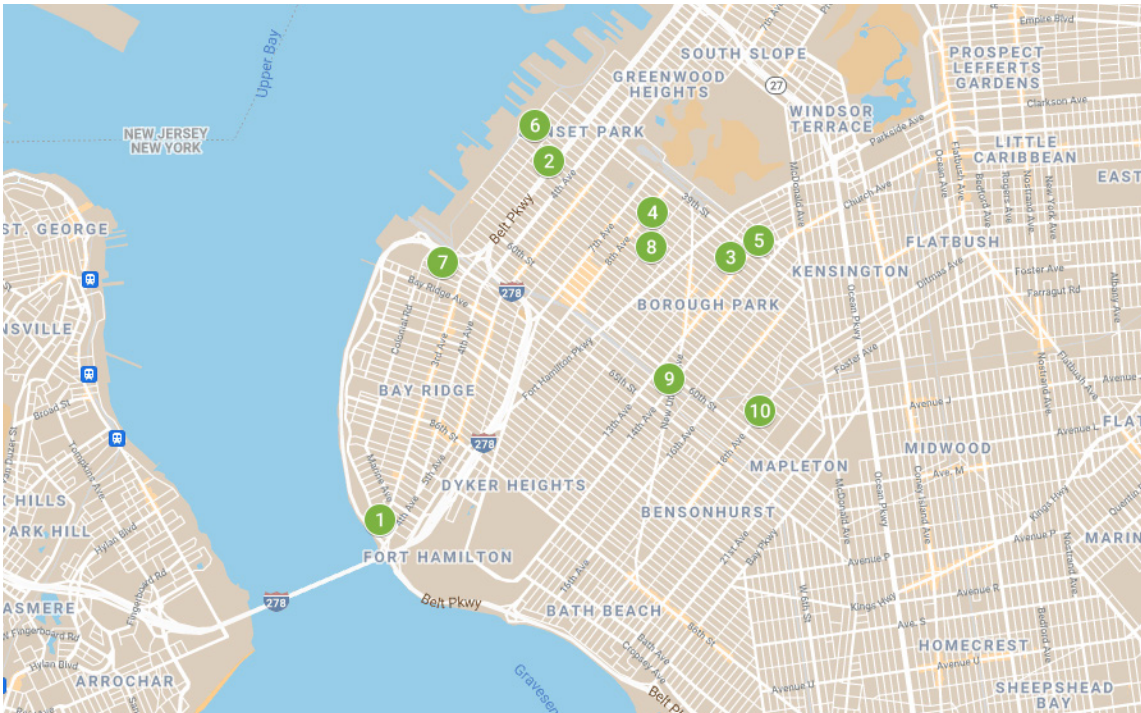
176,454

BSF
SOLD

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



ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 9937-9949 Shore Road	\$13,800,000	48	Multi-Family
2 266 47th Street	\$12,000,000	1	Industrial
3 1225 42nd Street	\$6,200,000	7	Mixed Use
4 4317-4323 8th Avenue	\$6,000,000	18	Mixed Use
5 3710 13th Avenue	\$4,300,000	*18,000 BSF	Development
6 4415 1st Avenue	\$3,975,000	1	Industrial
7 6647 Bergen Place	\$3,750,000	19	Multifamily
8 901-905 48th Street	\$3,400,000	*14,100 BSF	Development
9 1355 61st St	\$2,800,000	2	Industrial
10 5606 18th Avenue	\$2,800,000	2	Industrial

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

SOUTHWEST BROOKLYN Q2 COMPLETE MARKET METRICS

25

TRANSACTIONS
SOLD

\$82.17M

\$ VOLUME
SOLD

139

UNITS
SOLD

79,282

BSF
SOLD

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

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

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



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 KAJOSHAI
ASSOCIATE



JOHN MURPHY
ASSOCIATE



**STAVROS COU-
VARAS**



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
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ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



LUCAS VITOLLO
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BRIAN UNDERKOFLE
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SERGE SARKISIAN
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