

NYC INVESTMENT SALES AND ADVISORY

# BROWNSTONE BROOKLYN MARKET REPORT

APRIL  
2021

MANHATTAN | **BROOKLYN** | BRONX | QUEENS

# APRIL 2021 SALES ACTIVITY

## BROWNSTONE BROOKLYN



155 5th Avenue



175 Clinton Street



224 Court Street

|    | ADDRESS                | SALE PRICE   | TOTAL     | ASSET CLASS | NEIGHBORHOOD      |
|----|------------------------|--------------|-----------|-------------|-------------------|
| 1  | 678-682 Prospect Place | \$10,000,000 | 24        | Multifamily | Crown Heights     |
| 2  | 155 5th Avenue         | \$4,225,000  | 7         | Mixed Use   | Park Slope        |
| 3  | 72 5th Avenue          | \$3,700,000  | 11        | Mixed Use   | Park Slope        |
| 4  | 175 Clinton Street     | \$3,250,000  | 5         | Multifamily | Downtown Brooklyn |
| 5  | 139 Clinton Avenue     | \$3,200,000  | 5         | Multifamily | Clinton Hill      |
| 6  | 233 Clermont Avenue    | \$3,000,000  | 4         | Multifamily | Fort Greene       |
| 7  | 224 Court Street       | \$2,200,000  | 3         | Mixed Use   | Cobble Hill       |
| 8  | 28 Huntington Street   | \$1,800,000  | 5,000 BSF | Development | Red Hook          |
| 9  | 713 Sackett Street     | \$1,339,325  | 8         | Multifamily | Park Slope        |
| 10 | 253 Bergen Street      | \$1,200,000  | 3         | Mixed Use   | Boerum Hill       |
| 11 | 681 Saint Marks Avenue | \$1,050,000  | 7         | Multifamily | Crown Heights     |

11

TRANSACTIONS  
SOLD

\$34.96M

\$ VOLUME  
SOLD

77

UNITS  
SOLD

5,000

BSF  
SOLD

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

For More Information, Contact:

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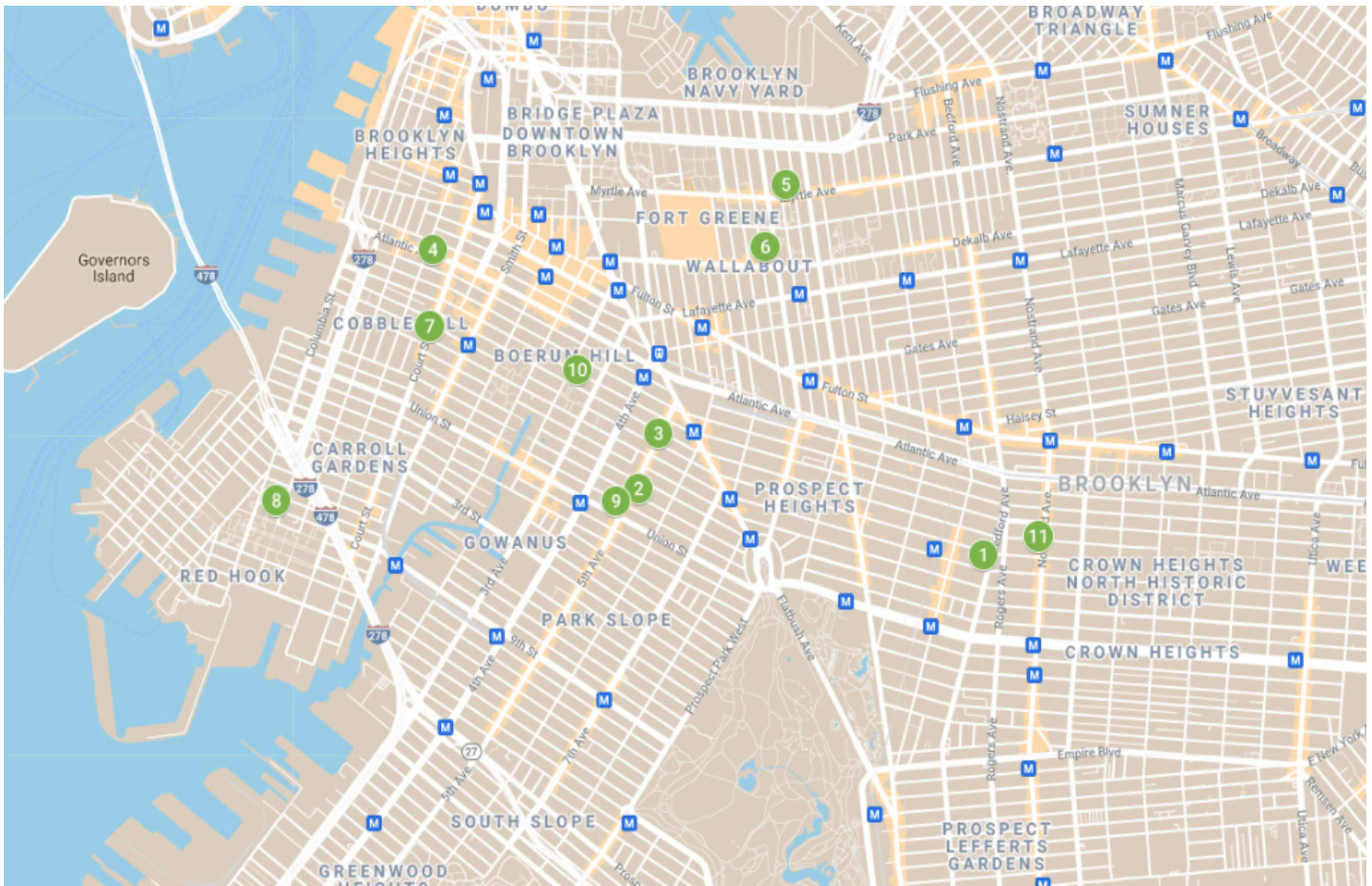
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## MONTH OVER MONTH

COMPARED TO MARCH 2021

|             | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS |
|-------------|-------------------|---------------|------------|
| APRIL 2021  | 11                | \$34,964,325  | 77         |
| MARCH 2021  | 18                | \$61,346,999  | 83         |
| % of CHANGE | ↓ -39% MoM        | ↓ -43% MoM    | ↓ -7% MoM  |

## YEAR OVER YEAR

COMPARED TO APRIL 2020

|             | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS |
|-------------|-------------------|---------------|------------|
| APRIL 2021  | 11                | \$34,964,325  | 77         |
| APRIL 2020  | 7                 | \$154,030,000 | 43         |
| % of CHANGE | ↑ +57% YoY        | ↓ -77% YoY    | ↑ +79% YoY |

For More Information, Contact:

|                 |                |              |              |               |               |
|-----------------|----------------|--------------|--------------|---------------|---------------|
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## BROWNSTONE BROOKLYN TEAM



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## IPRG ADVANTAGE

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**1**  
POWERFUL  
TEAM

**650+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES

### WHY US?



#### Track Record

***The market specialists.***

We have sold hundreds of NYC investment properties for over \$2 billion, with numerous price records across all asset classes.



#### Our People

***All brokers are not created equal.***

We are expert brokers that provide strategic guidance to best navigate the sales process and achieve optimal results.



#### Tech + Data

***Information is power.***

We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



#### One Team

***Strength in numbers.***

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



# IPRG

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