

# BROWNSTONE BROOKLYN MARKET REPORT

## AUGUST 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | [www.IPRG.com](http://www.IPRG.com)

### BROWNSTONE BROOKLYN

# 15

TRANSACTIONS SOLD

# 83

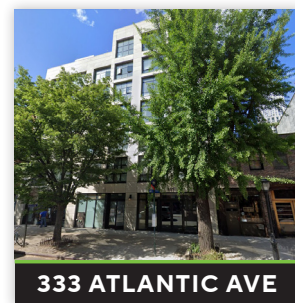
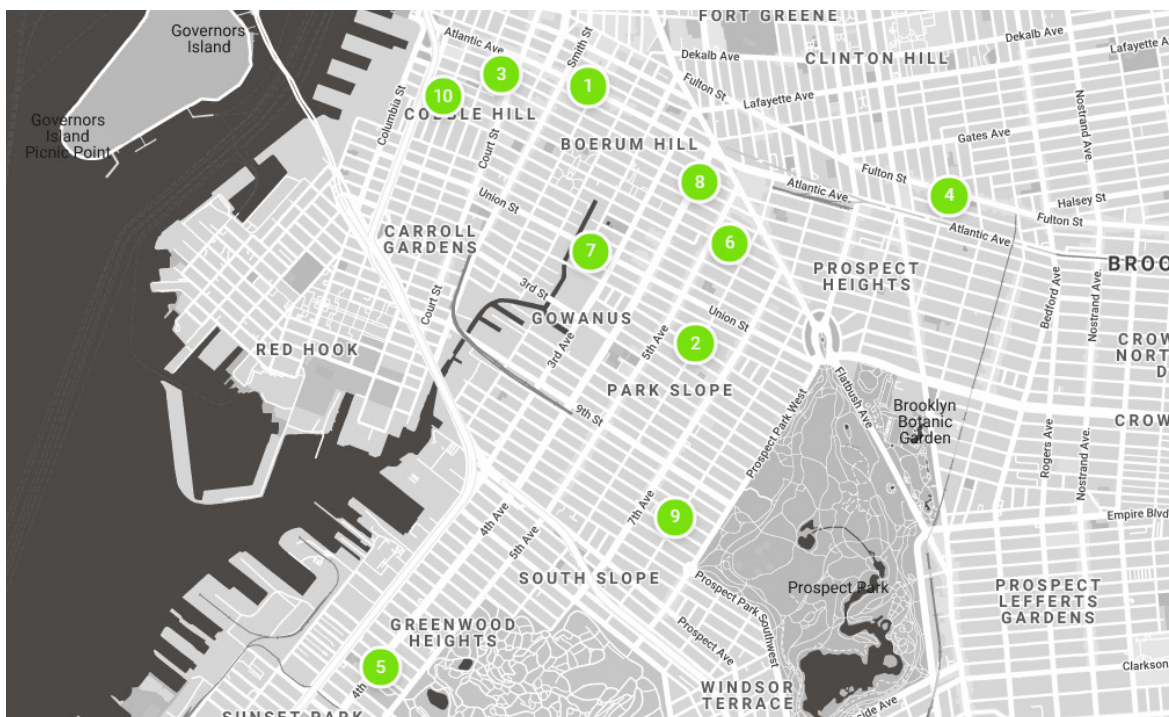
UNITS SOLD

# \$60.0M

\$ VOLUME SOLD

# 25,889

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPES
1	333 Atlantic Avenue	\$16,500,000	23	Mixed Use
2	256-258 6th Avenue	\$8,000,000	14	Mixed Use
3	189 Amity Street	\$4,500,000	4	Multi-Family
4	1004 Fulton Street	\$4,375,000	7	Mixed Use
5	893 4th Avenue	\$3,719,506	6	Multi-Family
6	43 Park Place	\$3,375,000	4	Multi-Family
7	305 Nevins Street	\$3,150,000	*4,800 BSF	Development
8	244-246 4th Avenue	\$2,800,000	4	Multi-Family
9	53 4th Avenue	\$2,500,000	3	Mixed Use
10	1202 8th Avenue	\$2,300,000	10	Mixed Use

**SELECT SALES ACTIVITY ABOVE**

\*Development Site / Buildable Square Footage

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

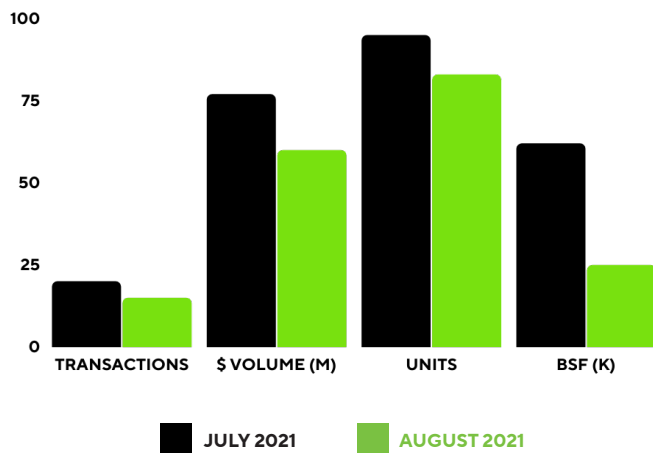
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2021</b>	15	\$60,004,506	83	25,889
<b>JULY 2021</b>	20	\$77,130,000	95	62,995
<b>% of CHANGE</b>	↓ -25% MoM	↓ -22% MoM	↓ -13% MoM	↓ -59% MoM

## YEAR OVER YEAR

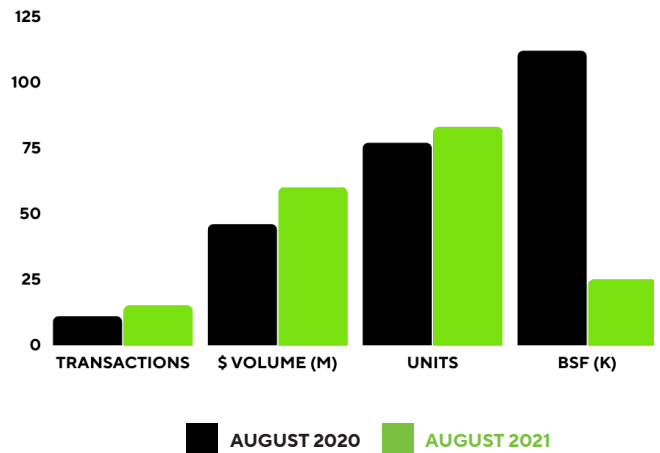
COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2021</b>	15	\$60,004,506	83	25,889
<b>AUGUST 2020</b>	11	\$46,580,125	77	112,188
<b>% of CHANGE</b>	↑ +45% YoY	↑ +36% YoY	↑ +8% YoY	↓ -47% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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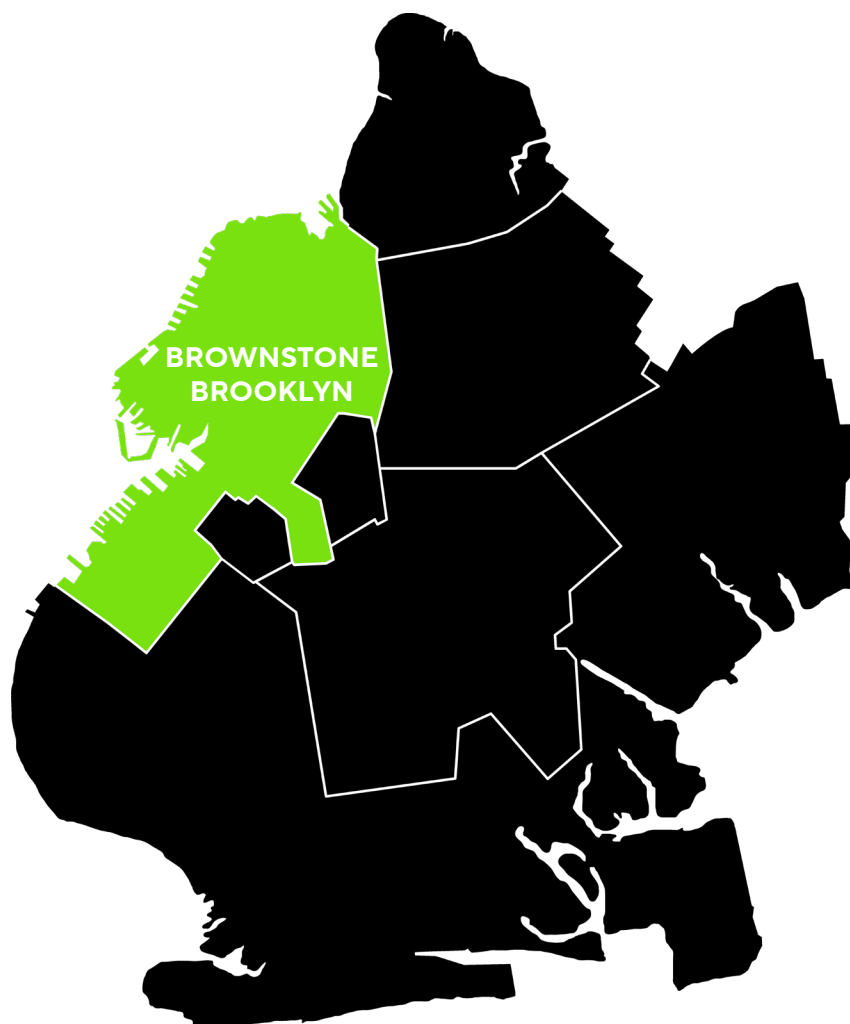
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# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

**CALL FOR A COMPLIMENTARY PROPERTY VALUATION**

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