

NYC INVESTMENT SALES AND ADVISORY

BROWNSTONE BROOKLYN MARKET REPORT

MAY
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

MAY 2021 SALES ACTIVITY

BROWNSTONE BROOKLYN



CLOSED

306 Dean Street



CLOSED

317-327 7th Avenue



CLOSED

168 5th Avenue

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	360-370 Fulton Street	\$32,500,000	170,000 BSF	Development	Downtown Brooklyn
2	781 Washington Avenue	\$22,000,000	63	Multi-Family	Prospect Heights
3	7 Building Package	\$12,300,000	29	Mixed-Use	Windsor Terrace
4	306 Dean Street	\$9,500,000	10	Multi-Family	Boerum Hill
5	317-327 7th Avenue	\$6,400,000	10	Mixed Use	Park Slope
6	137 Prospect Avenue	\$6,250,000	9	Multi-Family	Gowanus
7	197 Clinton Street	\$5,400,000	4	Multi-Family	Cobble Hill
8	208 Prospect Park West	\$5,150,000	16	Mixed Use	Park Slope
9	168 5th Avenue	\$4,600,000	16	Mixed Use	Park Slope
10	231 Baltic Street	\$3,750,000	4	Multi-Family	Cobble Hill
11	297 President Street	\$3,300,000	4	Multi-Family	Carroll Gardens

SELECT SALES ABOVE

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

*Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

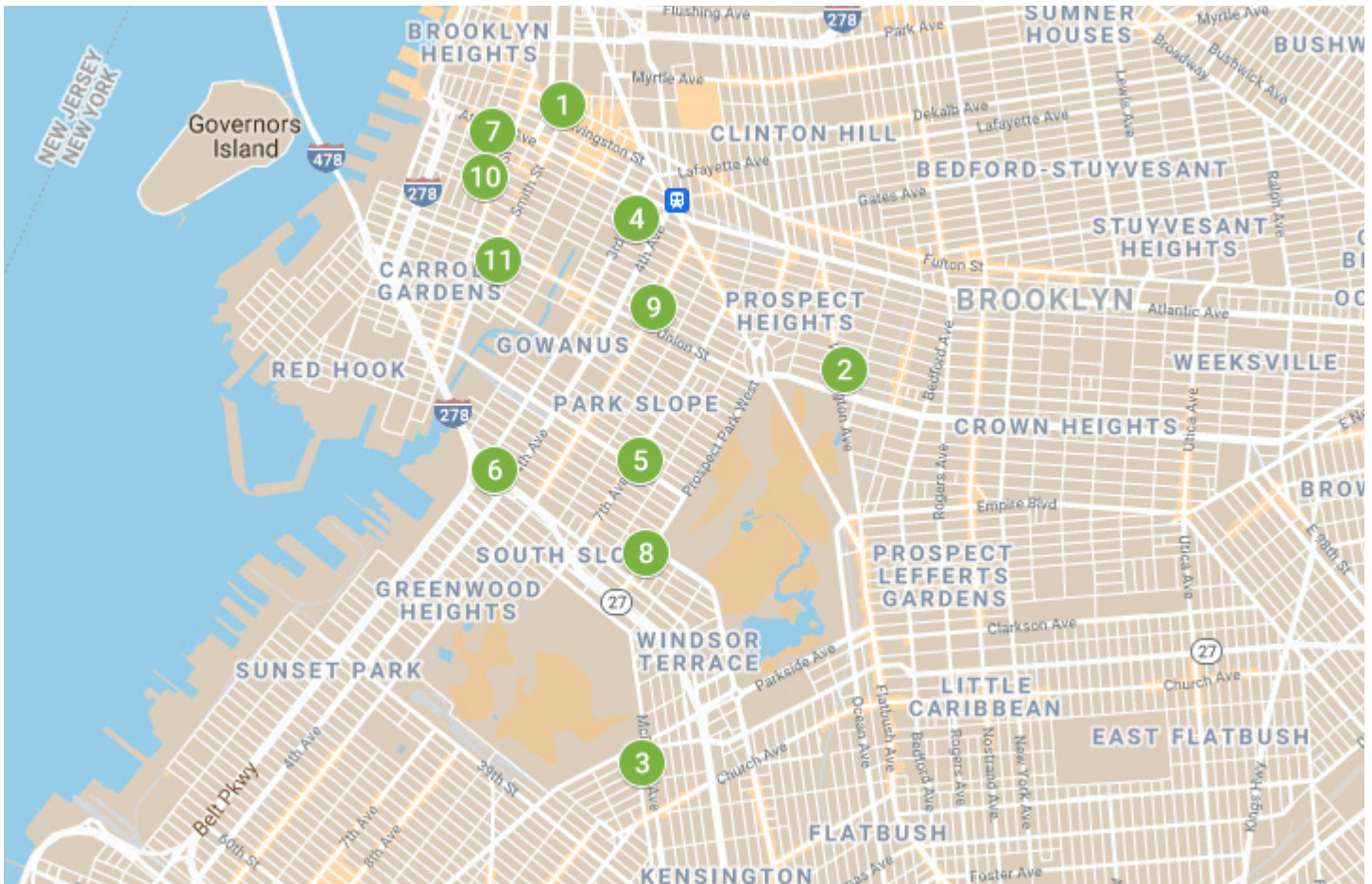
*Neighborhoods include: Boerum Hill, Brooklyn Heights, Carrol Gardens, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Downtown Brooklyn, Fort Greene, Gowanus, Greenwood Heights, Park Slope, Prospect Heights, Red Hook, Windsor Terrace

COMPLETE MARKET METRICS

17	\$125.63M	193	170,000
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BSF SOLD

For More Information, Contact:

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- 1 360-370 Fulton Street
- 2 781 Washington Avenue
- 3 7 Building Package
- 4 306 Dean Street
- 5 317-327 7th Ave
- 6 137 Prospect Avenue
- 7 197 Clinton Street
- 8 208 Prospect Park West
- 9 168 5th Avenue
- 10 231 Baltic Street
- 11 297 President Street

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MONTH OVER MONTH

COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	17	\$125,630,000	193
APRIL 2021	11	\$34,964,325	77
% of CHANGE	↑ +55% MoM	↑ +259% MoM	↑ +151% MoM

YEAR OVER YEAR

COMPARED TO MAY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	17	\$125,630,000	193
MAY 2020	7	\$15,925,000	25
% of CHANGE	↑ +143% YoY	↑ +689% YoY	↑ +672% YoY

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IPRG ADVANTAGE



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.

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New York, NY 10006

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