

BROWNSTONE BROOKLYN MARKET REPORT

Q1 2021

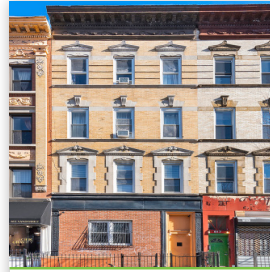
IPRG



70 PROSPECT PARK W



109 STATE ST



615 VANDERBILT AVE



342 9TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	70 Prospect Park West	\$15,000,000	30	Park Slope
2	225 13th Street	\$8,500,000	26	Park Slope
3	161 Warren Street	\$6,400,000	4	Cobble Hill
4	109 State Street	\$4,275,000	5	Brooklyn Heights
5	215 Clermont Avenue	\$3,850,000	4	Fort Greene
6	248 Henry Street	\$3,000,000	6	Brooklyn Heights
7	336 Degraw Street	\$2,925,000	4	Carroll Gardens
8	340 6th Avenue	\$2,916,000	4	Park Slope
9	223 Greene Avenue	\$2,880,000	4	Clinton Hill
10	615 Vanderbilt Avenue	\$2,600,000	4	Prospect Heights
11	342 9th Street	\$2,000,000	4	Park Slope
12	120 Willoughby Avenue	\$1,999,999	4	Clinton Hill
13	42 Saint Johns Place	\$1,500,000	7	Park Slope
14	484 3rd Avenue	\$1,400,000	8	Gowanus

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 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, 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 MUTLIFAMILY MARKET METRICS

14

TRANSACTIONS
SOLD

\$59.25M

\$ VOLUME
SOLD

114

UNITS
SOLD

For More Information, Contact:

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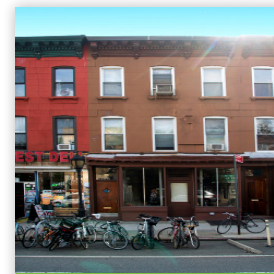
852 CLASSON AVE



289 3RD AVE



253 VAN BRUNT ST



287 SMITH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	214, 216, 218 Atlantic Avenue	\$9,000,000	11	Boerum Hill
2	665 A 5th Avenue	\$7,850,000	10	Greenwood Heights
3	852 Classon Avenue	\$4,250,000	9	Prospect Heights
4	227 Duffield Street	\$3,200,000	4	Downtown Brooklyn
5	548 6th Avenue	\$2,999,900	3	Park Slope
6	289 3rd Avenue	\$2,830,000	4	Gowanus
7	128 Montague Street	\$2,800,000	11	Brooklyn Heights
8	253 Van Brunt St & 93 Verona St	\$2,585,000	7	Red Hook
9	2 3rd Street	\$2,505,000	4	Carroll Gardens
10	687 A - 689 5th Avenue	\$2,400,000	7	Greenwood Heights
11	287 Smith Street	\$1,905,000	3	Carroll Gardens

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COMPLETE MIXED-USE MARKET METRICS

11

TRANSACTIONS
SOLD

\$42.32M

\$ VOLUME
SOLD

73

UNITS
SOLD

For More Information, Contact:

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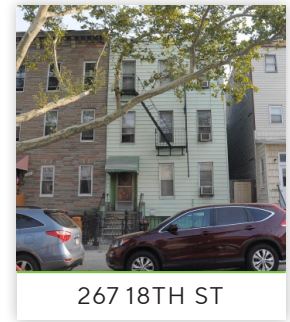
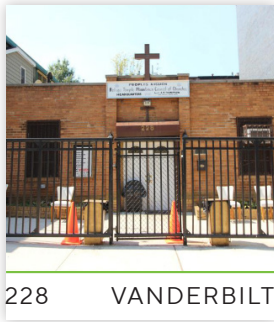
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	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	701 Washington Avenue	\$8,000,000	16,200	Prospect Heights
2	453 Fulton Street	\$5,800,000	15,000	Downtown Brooklyn
3	228 Vanderbilt Avenue	\$3,765,000	8,800	Fort Greene
4	18 8th Avenue	\$3,375,000	6,000 (conversion)	Park Slope
5	197 Waverly Avenue	\$3,050,000	7,220	Clinton Hill
6	751 Dean Street	\$2,200,000	8,800	Prospect Heights
7	374 Classon Avenue	\$1,160,000	5,000	Clinton Hill
8	267 18th Street	\$1,100,000	5,000	Greenwood Heights

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COMPLETE DEVELOPMENT SITE MARKET METRICS

8

TRANSACTIONS
SOLD

\$28.45M

\$ VOLUME
SOLD

66,020

BSF
SOLD

For More Information, Contact:

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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Brownstone Brooklyn



33

OF TRANSACTIONS

↓ -25% YoY



\$130.02M

DOLLAR VOLUME

↓ -32% YoY



187

OF UNITS

↓ -32% YoY

CARROLL GARDENS, COLUMBIA WATERFRONT, GOWANUS, GREENWOOD HEIGHTS, PARK SLOPE & RED HOOK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$562 -30% YoY	\$521 -21% YoY	\$220/BSF -70% YoY
\$/UNIT	\$453,780 -38% YoY	\$637,980 +7% YoY	-

BOERUM HILL, BROOKLYN HEIGHTS, COBBLE HILL & DOWNTOWN BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,211 +77% YoY	\$762 -30% YoY	\$387/BSF -70% YoY
\$/UNIT	\$985,000 +57% YoY	\$624,242 -27% YoY	-

CLINTON HILL, CROWN HEIGHTS NORTH, FORT GREENE & PROSPECT HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$703 +69% YoY	\$472 -31% YoY	\$365/BSF -83% YoY
\$/UNIT	\$708,125 +84% YoY	\$472,222 -70% YoY	-



MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 70 Prospect Park West
- 2 225 13th Street
- 3 161 Warren Street
- 4 109 State Street
- 5 215 Clermont Avenue
- 6 248 Henry Street
- 7 336 Degraw Street
- 8 340 6th Avenue
- 9 223 Greene Avenue
- 10 615 Vanderbilt Avenue
- 11 342 9th Street
- 12 120 Willoughby Avenue
- 13 42 Saint Johns Place
- 14 484 3rd Avenue

- 1 214, 216, 218 Atlantic Avenue
- 2 665 A 5th Avenue
- 3 852 Classon Avenue
- 4 227 Duffield Street
- 5 548 6th Avenue
- 6 289 3rd Avenue
- 7 128 Montague Street
- 8 253 Van Brunt Street
- 9 2 3rd Street
- 10 687 A - 689 5th Avenue
- 11 287 Smith Street

- 1 701 Washington Avenue
- 2 453 Fulton Street
- 3 228 Vanderbilt Avenue
- 4 18 8th Avenue
- 5 197 Waverly Avenue
- 6 751 Dean Street
- 7 374 Classon Avenue
- 8 267 18th Street

BROWNSTONE BROOKLYN TEAM



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IPRG TEAM STATS

1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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