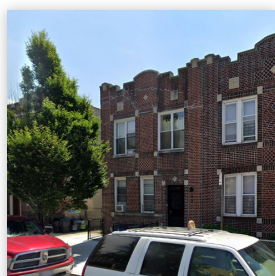




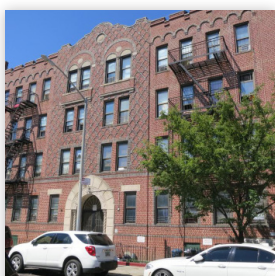
# **CENTRAL & EAST BROOKLYN MARKET REPORT**

## **Q2 2021**

**IPRG**



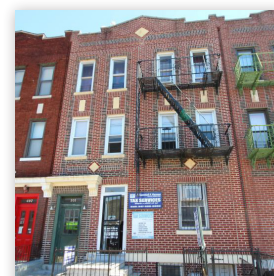
PART OF 7 BUILDING PACKAGE



374 EAST 49TH ST



445 ROGERS AVE



501 McDONALD AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7 Building Package	\$24,321,263	80	Flatbush
2	88 Linden Boulevard	\$23,100,000	68	Flatbush
3	374 East 49th Street	\$3,730,000	38	East Flatbush
4	352-360 East 8th Street	\$2,800,000	24	Kensington
5	445 Rogers Avenue	\$2,530,000	7	Prospect Lefferts Gardens
6	650 East 29th Street	\$2,300,000	20	Flatbush
7	1195 Union Street	\$1,800,000	16	Crown Heights South
8	501 McDonald Avenue	\$1,400,000	6	Kensington

\* Transactions between \$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

## COMPLETE MULTIFAMILY MARKET METRICS

**8**

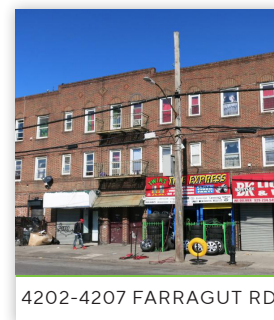
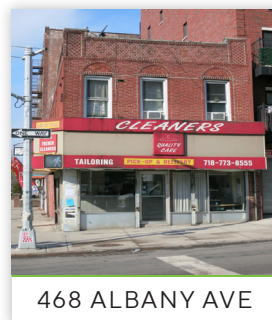
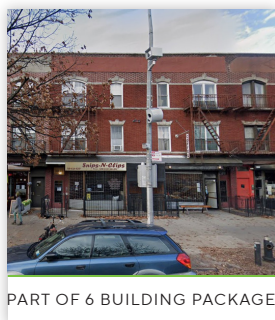
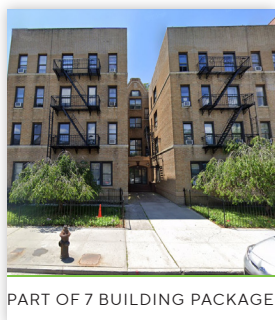
TRANSACTIONS  
SOLD

**\$61.98M**

\$ VOLUME  
SOLD

**259**

UNITS  
SOLD



	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7 Building Package	\$19,440,000	36	Kensington
2	6 Building Package	\$12,300,000	29	Kensington
3	468 Albany Avenue	\$1,825,000	4	Crown Heights South
4	4205-4207 Farragut Road	\$1,400,000	8	East Flatbush
5	415 Church Avenue	\$1,215,000	6	Kensington

\* Transactions between \$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

## COMPLETE MIXED-USE MARKET METRICS

**5**

TRANSACTIONS  
SOLD

**\$36.18M**

\$ VOLUME  
SOLD

**83**

UNITS  
SOLD



354 CLARKSON AVE



73-99 EMPIRE BLVD



2337 PITKIN AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	354 Clarkson Avenue	\$20,200,000	75,680	Flatbush
2	73-99 Empire Boulevard	\$15,195,258	70,774	Crown Heights South
3	2337 Pitkin Avenue	\$2,750,000	30,000	East New York

\* Transactions between \$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

## COMPLETE DEVELOPMENT SITE MARKET METRICS

**3**

TRANSACTIONS  
SOLD

**\$38.15M**

\$ VOLUME  
SOLD

**174,454**

BSF  
SOLD

## YEAR OVER YEAR

## COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in Central &amp; East Brooklyn



16

# OF TRANSACTIONS

↓ -11% YoY



\$136.31M

DOLLAR VOLUME

↑ +36% YoY



342

# OF UNITS

↓ -13% YoY

## PLG &amp; CROWN HEIGHTS SOUTH &amp; PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$234 +7% YoY	\$553 +20% YoY	\$215/Bsf +29% YoY
\$/UNIT	\$236,964 -8% YoY	\$456,250 +8% YoY	-

## FLATBUSH &amp; KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$256 +7% YoY	\$543 +25% YoY	\$267 +25% YoY
\$/UNIT	\$221,744 +10% YoY	\$388,879 -34% YoY	-

## CITY LINE &amp; CYPRESS HILL &amp; EAST FLATBUSH &amp; EAST NEW YORK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$122 N/A	\$199 N/A	\$92 -21% YoY
\$/UNIT	\$98,158 N/A	\$175,000 N/A	-

For More Information, Contact:

DEREK BESTREICH

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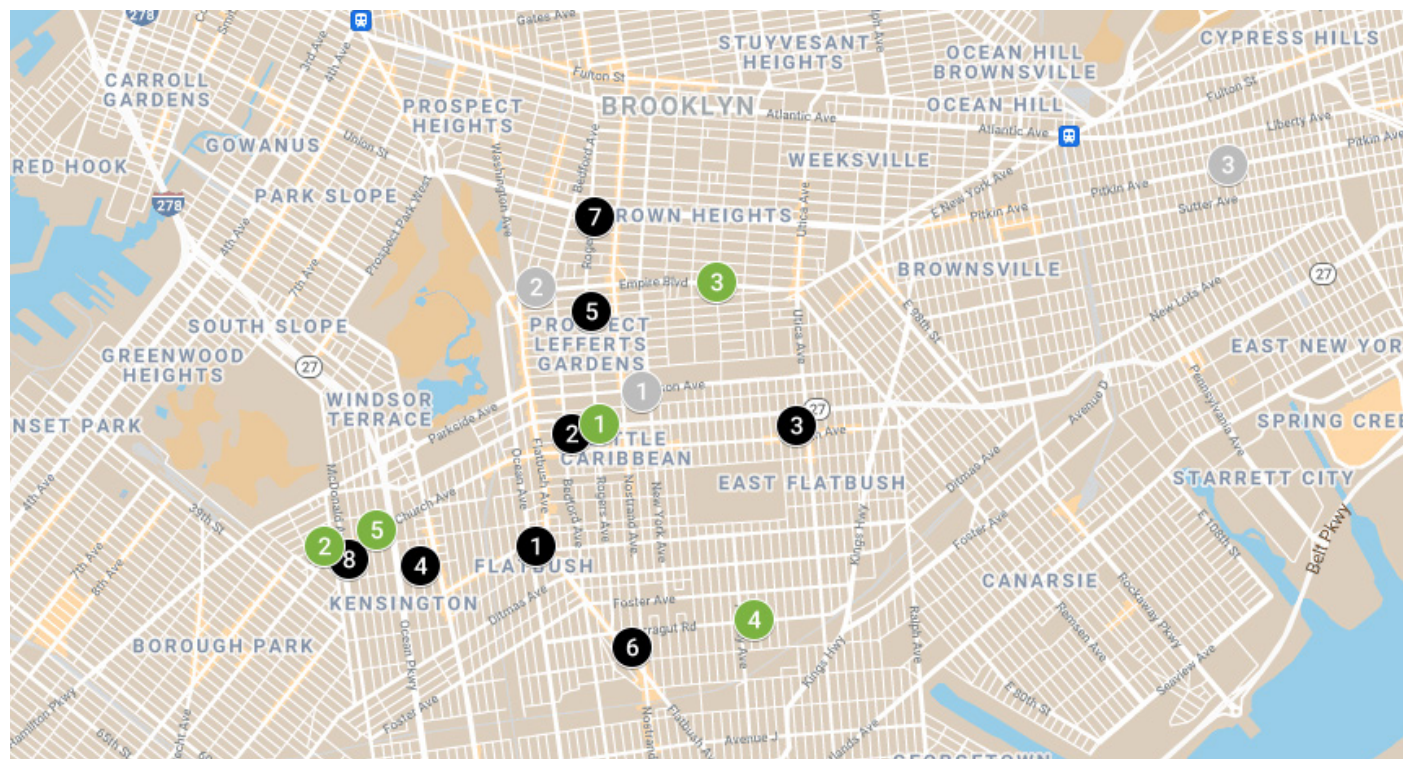
STEVE REYNOLDS

718.360.8807

TOM REYNOLDS

718.360.8817



**MULTIFAMILY**

- ➊ 7 Building Package
- ➋ 88 Linden Boulevard
- ➌ 374 East 49th Street
- ➍ 352-360 East 8th Street
- ➎ 445 Rogers Avenue
- ➏ 650 East 29th Street
- ➐ 1195 Union Street
- ➑ 501 McDonald Avenue

**MIXED USE**

- ➊ 7 Building Package
- ➋ 6 Building Package
- ➌ 468 Albany Avenue
- ➍ 4205-4207 Farragut Road
- ➎ 415 Church Avenue

**DEVELOPMENT SITES**

- ➊ 354 Clarkson Avenue
- ➋ 73-99 Empire Boulevard
- ➌ 2337 Pitkin Avenue

## CENTRAL & EAST BROOKLYN TEAM



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**1**

POWERFUL  
TEAM

**650+**

PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES



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New York, NY 10006



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