

CENTRAL & EAST BROOKLYN MARKET REPORT

AUGUST 2021



INVESTMENT PROPERTY REALTY GROUP

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CENTRAL & EAST BROOKLYN

8

TRANSACTIONS SOLD

128

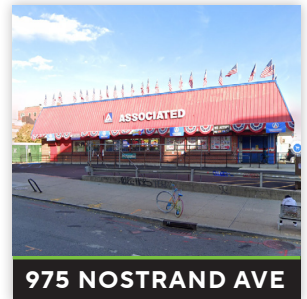
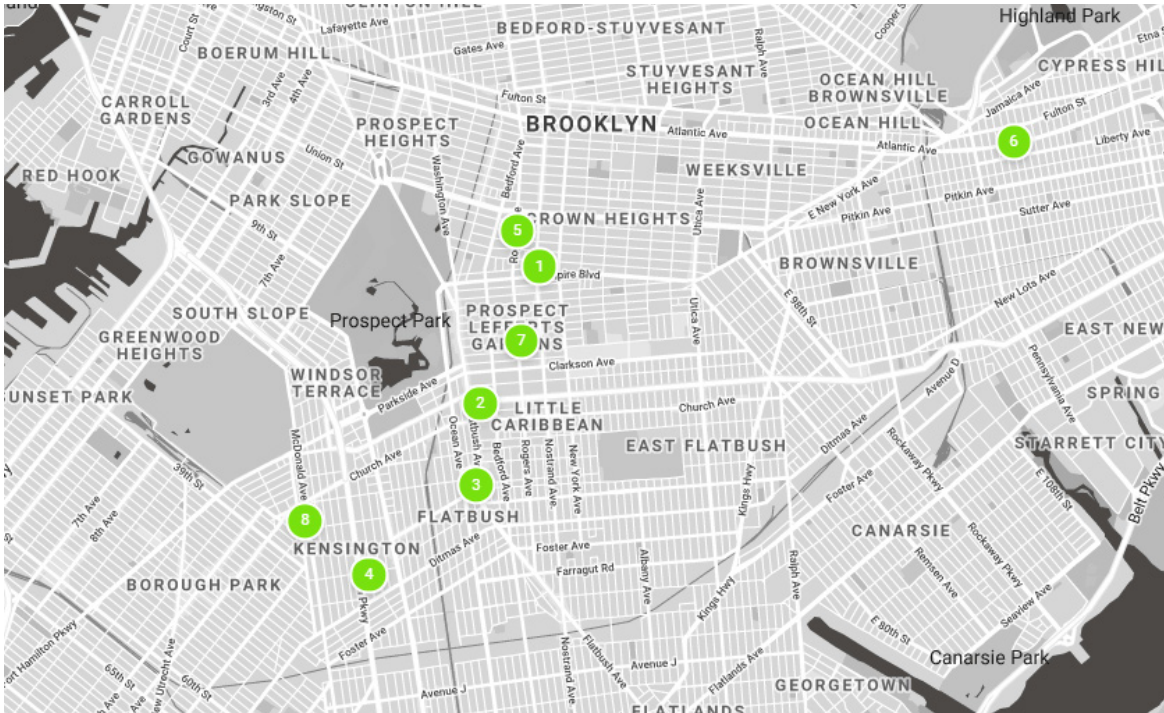
UNITS SOLD

\$80.88M

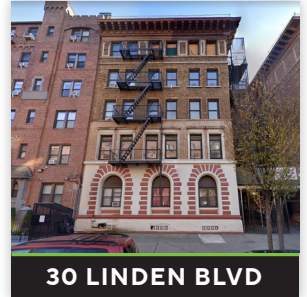
\$ VOLUME SOLD

262,337

BSF SOLD



975 NOSTRAND AVE



30 LINDEN BLVD



1072 FLATBUSH AVE



640 DITMAS AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPES
1	975 Nostrand Avenue	\$41,500,000	*155,161 BSF	Development
2	30 Linden Blvd & 822 Ocean Ave	\$14,700,000	86	Multi-Family
3	1072 Flatbush Avenue	\$7,400,000	*52,889 BSF	Development
4	640 Ditmas Avenue	\$6,000,000	31	Multi-Family
5	241 Rogers Avenue	\$4,000,000	8	Mixed Use
6	2771-2777 Atlantic Avenue	\$2,950,000	*38,287 BSF	Development
7	229 Hawthorne Steet	\$2,600,000	*16,000 BSF	Development
8	544 McDonald Avenue	\$1,730,000	3	Mixed Use

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from August 1, 2021 - August 31, 2021

Zip Codes: 11203, 11207, 11208, 11210, 11213, 11218, 11225, 11226, 11236

Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington Prospect-Lefferts-Gardens, Prospect Park

MONTH OVER MONTH

COMPARED TO JULY 2021

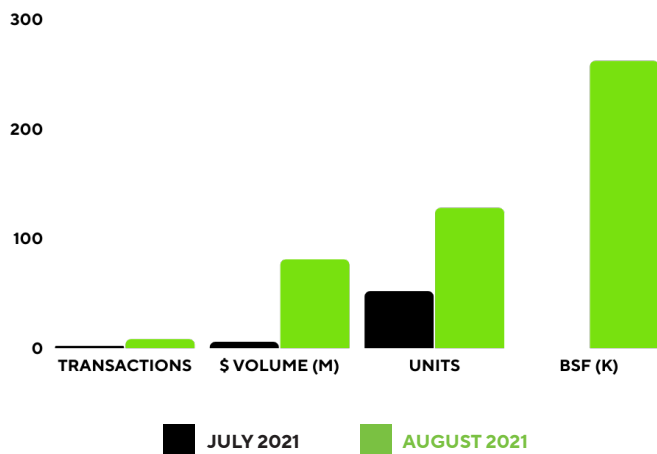
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	8	\$80,880,000	128	262,337
JULY 2021	2	\$5,865,000	52	0
% of CHANGE	↑+300% MoM	↑+1,279% MoM	↑+146% MoM	N/A

YEAR OVER YEAR

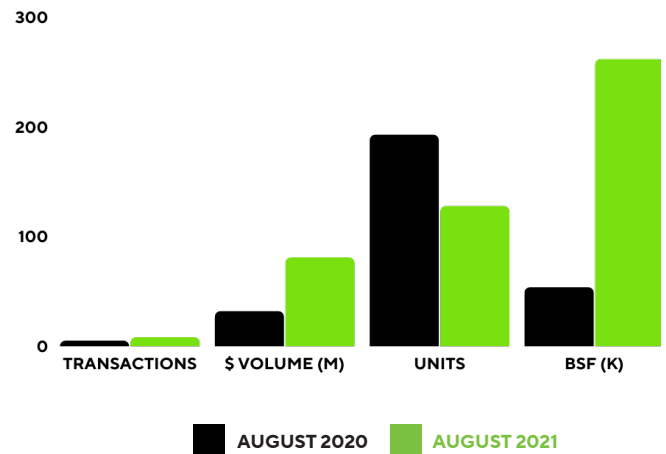
COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	8	\$80,880,000	128	262,337
AUGUST 2020	5	\$32,043,000	193	53,922
% of CHANGE	↑+60% YoY	↑+152% YoY	↓-34% YoY	↑+387% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

DEREK BESTREICH 718.360.8802 STEVE REYNOLDS 718.360.8807 TOM REYNOLDS 718.360.8817 JORDAN ZIMMERMAN 718.360.5942 MATTHEW WINSCHUH 716.293.1268

CENTRAL & EAST BROOKLYN TEAM

**DEREK
BESTREICH**

718.360.8802
DBestreich@IPRG.com

**JORDAN
ZIMMERMAN**

718.360.5942
JZimmerman@IPRG.com

**STEVE
REYNOLDS**

(718) 360-8807
SReynolds@IPRG.com

**MATTHEW
WINSCHUH**

716.293.1268
MWinschuh@IPRG.com

**TOM
REYNOLDS**

(718) 360-8817
TReynolds@IPRG.com





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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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