

NYC INVESTMENT SALES AND ADVISORY

CENTRAL & EAST BROOKLYN MARKET REPORT

MAY
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

MAY 2021 SALES ACTIVITY

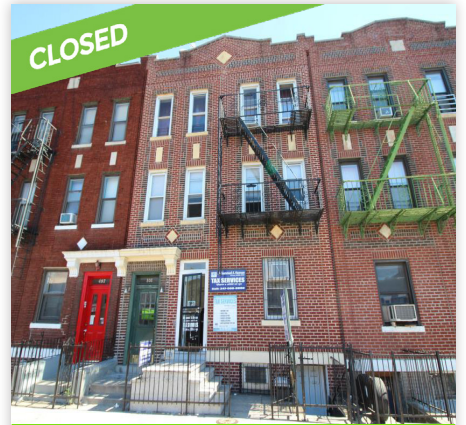
CENTRAL & EAST BROOKLYN



163 Linden Boulevard
(Part of 7 Building Package)



392 E 4th Street



501 McDonald Avenue

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	7 Building Package	\$19,440,000	36	Mixed Use	Kensington
2	392 East 4th Street	\$14,840,000	29	Multi-Family	Kensington
3	7 Building Package	\$12,300,000	29	Mixed-Use	Kensington
4	501 McDonald Avenue	\$1,400,000	6	Multi-Family	Kensington
5	415 Church Avenue	\$1,215,000	6	Mixed Use	Kensington

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

** Zip Codes: 11203, 11210, 11213, 11218, 11225, 11226, 11236

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

6

TRANSACTIONS
SOLD

\$51.0M

\$ VOLUME
SOLD

122

UNITS
SOLD

0

BSF
SOLD

For More Information, Contact:

DEREK BESTREICH

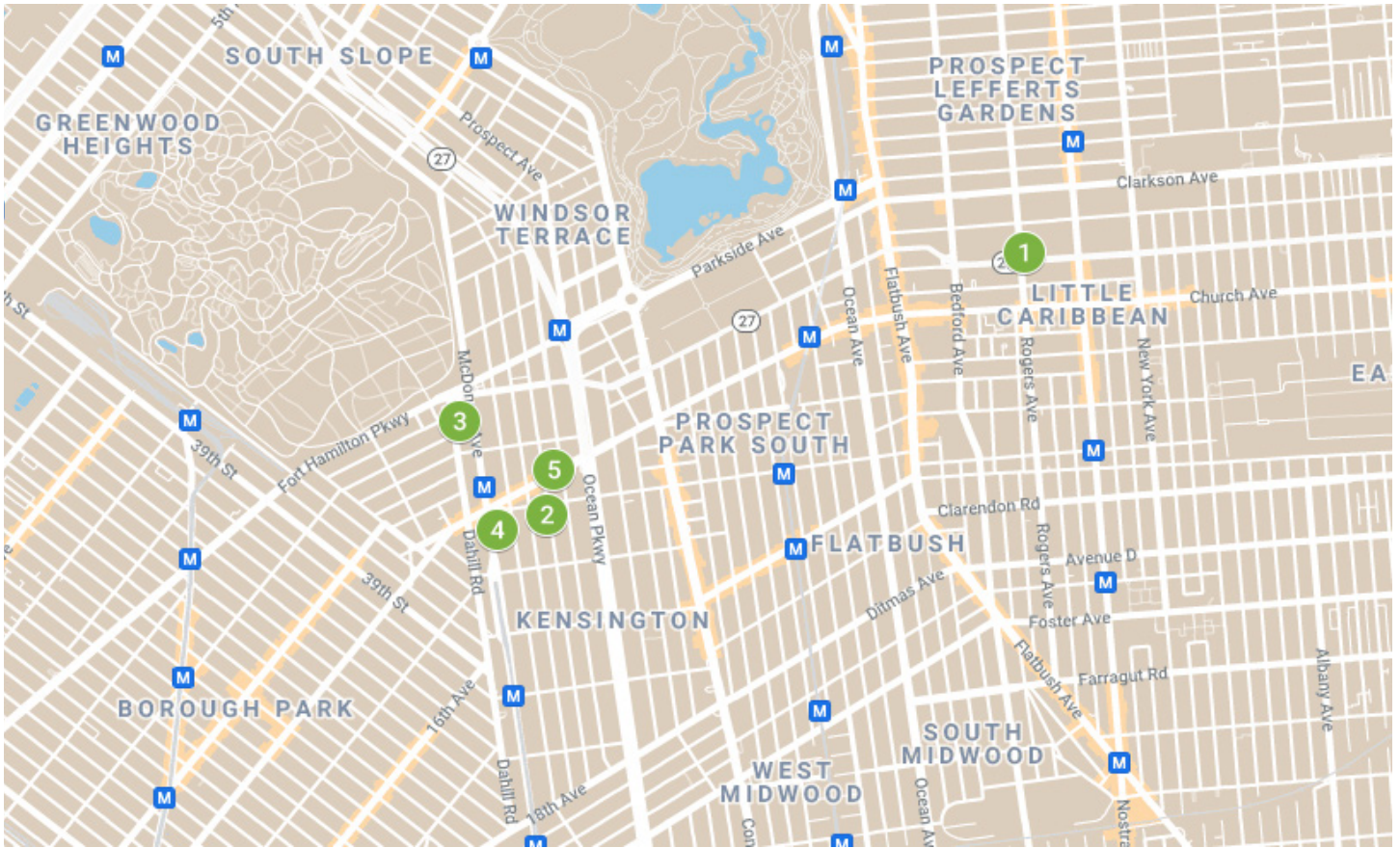
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- 1 7 Building Package
- 2 392 East 4th Street
- 3 7 Building Package
- 4 501 McDonald Avenue
- 5 415 Church Avenue

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MONTH OVER MONTH

COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	5	\$49,195,000	106
APRIL 2021	3	\$5,755,000	19
% of CHANGE	↑ +67% MoM	↑ +755% MoM	↑ +458% MoM

YEAR OVER YEAR

COMPARED TO MAY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	5	\$49,195,000	106
MAY 2020	3	\$11,675,000	50
% of CHANGE	↑ +67% YoY	↑ +321% YoY	↑ +112% YoY

For More Information, Contact:

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CENTRAL & EAST BROOKLYN TEAM



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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.

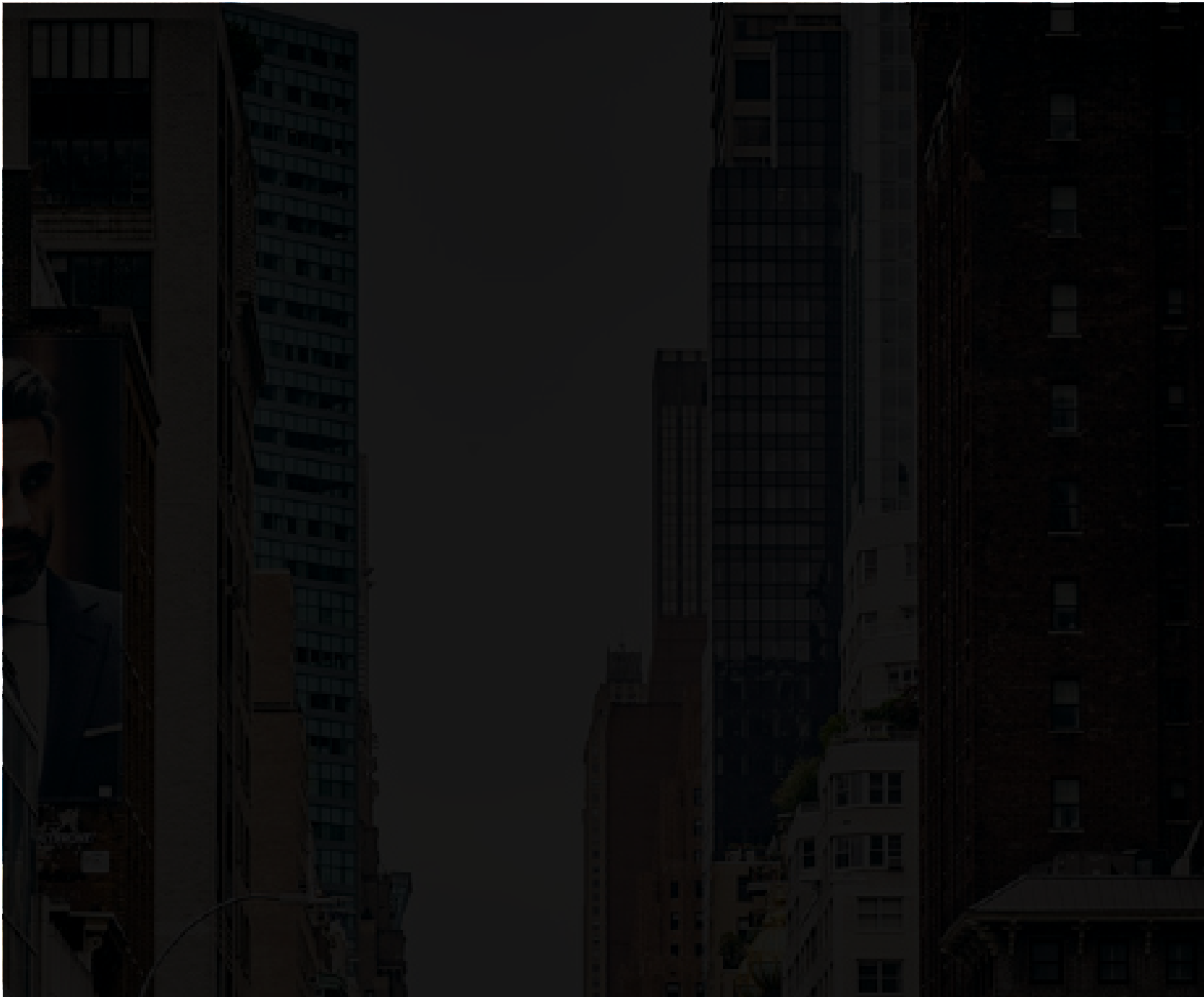
We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



One Team

Strength in numbers.

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



IPRG

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