CENTRAL & EAST BROOKLYN MARKET REPORT

OCTOBER 2021

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CENTRAL & EAST BROOKLYN

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OCTOBER 2021 COMPLETE MARKET METRICS

7
TRANSACTIONS SOLD

55
UNITS SOLD

$14.65M
$ VOLUME SOLD

33,315
BSF SOLD

516 EASTERN PKWY

315 FENIMORE ST

335 LINDEN BLVD
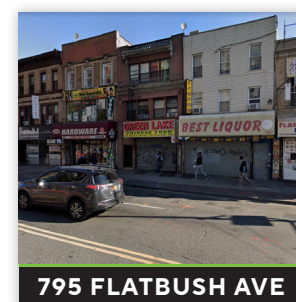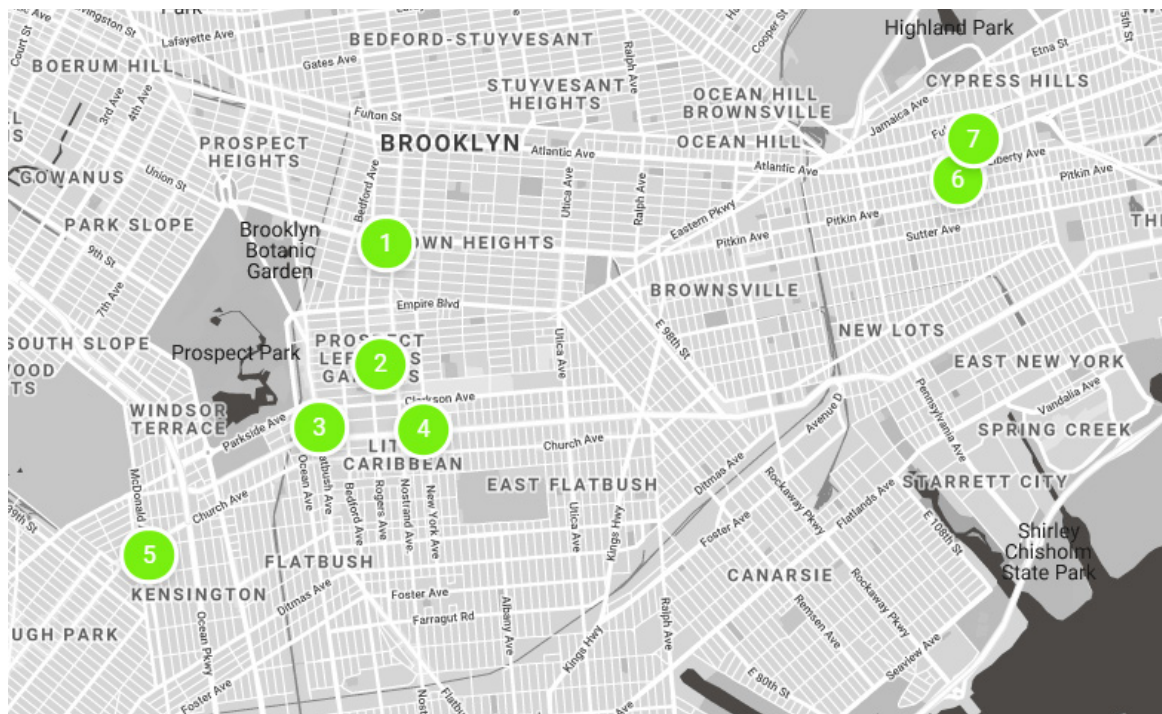
795 FLATBUSH AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	**516 Eastern Parkway**	$4,650,000	16	Multi-Family
2	**315 Fenimore Street**	$2,150,000	24	Multi-Family
3	**795 Flatbush Avenue**	$1,900,000	4	Mixed Use
4	**335 Linden Boulevard**	$1,875,000	*16,215 BSF	Development
5	**497 McDonald Avenue**	$1,625,000	6	Multi-Family
6	**675 Glenmore Avenue**	$1,300,000	5	Mixed Use
7	**3009 Atlantic Avenue**	$1,150,000	*17,100 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

*Transactions between **$1,000,000 - $50,000,000** from **October 1, 2021 - October 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 SEPTEMBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	7	$14,650,000	55	33,315
SEPTEMBER 2021	9	$33,871,000	59	192,040
% of CHANGE	↓ -22% MoM	↓ -57% MoM	↓ -7% MoM	↓ -83% MoM

YEAR OVER YEAR

COMPARED TO OCTOBER 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	7	$14,650,000	55	33,315
OCTOBER 2020	2	$2,280,000	0	19,700
% of CHANGE	↑ +250% YoY	↑ +543% YoY	↑ +100% YoY	↑ +69% YoY

MONTH OVER MONTH

■ SEPTEMBER 2021   ■ OCTOBER 2021

YEAR OVER YEAR

■ OCTOBER 2020   ■ OCTOBER 2021
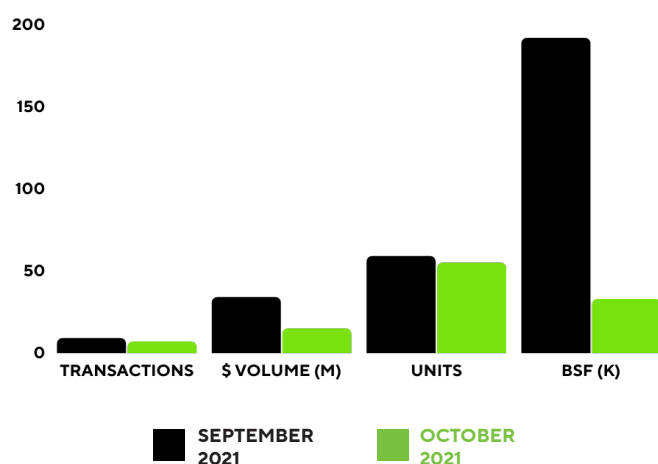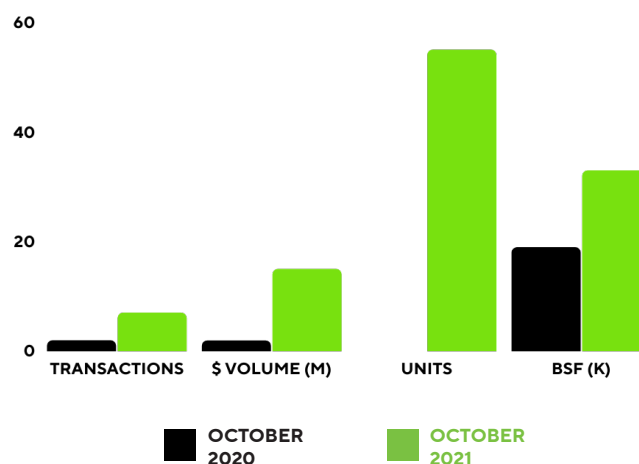
Contact the Central & East Brooklyn Team For More Information

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EAST BROOKLYN

CENTRAL BROOKLYN

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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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