

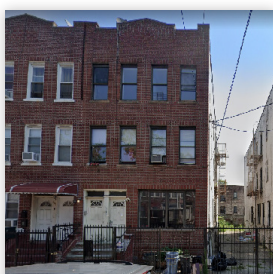
CENTRAL & EAST BROOKLYN MARKET REPORT

Q1 2021

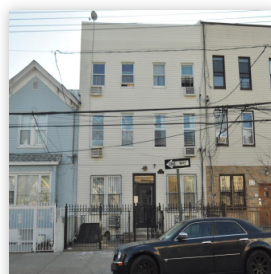
IPRG



491 EAST 52ND ST



649 VERMONT ST



268 LINWOOD ST



553 EAST 26TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	491 East 52nd Street	\$4,250,000	39	East Flatbush
2	649 Vermont Street	\$1,110,000	5	East New York
3	1064 Rogers Avenue	\$1,750,000	6	Flatbush
4	616 Crescent Street	\$1,100,000	6	East New York
5	268 Linwood Street	\$1,050,000	6	East New York
6	553 East 26th Street	\$1,050,000	4	Flatbush

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 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

6

TRANSACTIONS
SOLD

\$10.31M

\$ VOLUME
SOLD

66

UNITS
SOLD

For More Information, Contact:

DEREK BESTREICH

718.360.8802

STEVE REYNOLDS

718.360.8807

TOM REYNOLDS

718.360.8817



783-789 UTICA AVE

ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1 783-793 Utica Avenue	\$1,800,000	8	East Flatbush

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

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

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COMPLETE MIXED-USE MARKET METRICS

1

TRANSACTIONS
SOLD

\$1.80M

\$ VOLUME
SOLD

8

UNITS
SOLD

For More Information, Contact:

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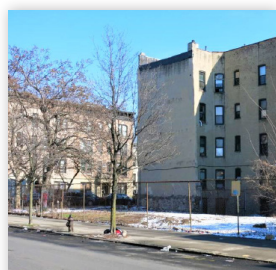
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1512 UNION ST



352-362 SHEPHERD AVE



533 ALBANY AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	1512 Union Street	\$2,350,000	11,580	Crown Heights South
2	352-362 Shepherd Avenue	\$1,700,000	30,000	East New York
3	533 Albany Avenue	\$1,230,000	8,556	PLG

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 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

\$5.28M

\$ VOLUME
SOLD

50,136

UNITS
SOLD

For More Information, Contact:

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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Central & East Brooklyn



10

OF TRANSACTIONS

↓ -70% YoY



\$17.39M

DOLLAR VOLUME

↓ -76% YoY



74

OF UNITS

↓ -55% YoY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

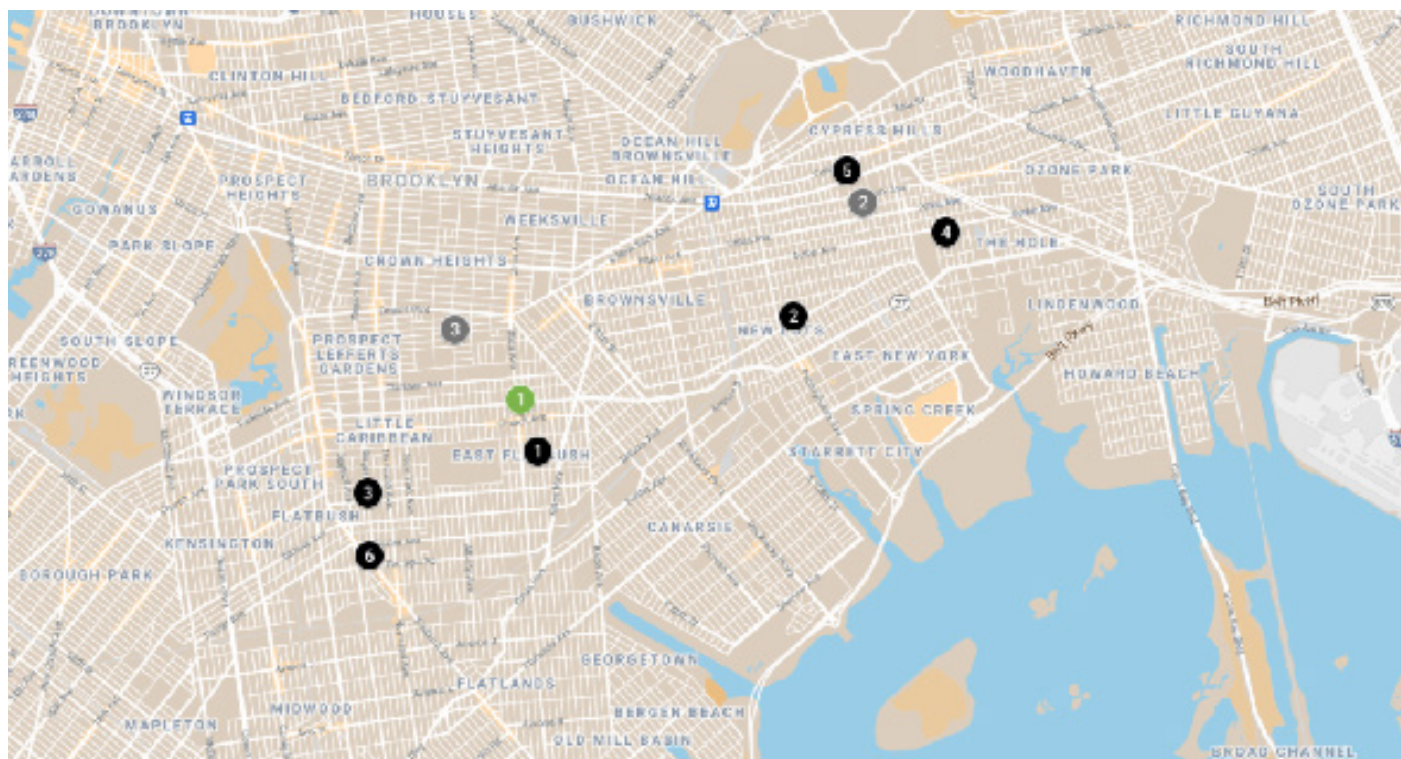
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	NO MULTIFAMILY SALES	NO MIXED-USE SALES	\$173/BSF +4% YoY
\$/UNIT	NO MULTIFAMILY SALES	NO MIXED-USE SALES	-

FLATBUSH & KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$339 +61 YoY	NO MIXED-USE SALES	NO DEVELOPMENT SALES
\$/UNIT	\$227,083 +45% YoY	NO MIXED-USE SALES	-

CITY LINE & CYPRESS HILL & EAST FLATBUSH & EAST NEW YORK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$206 -30% YoY	\$330 -5% YoY	\$57/BSF -41% YoY
\$/UNIT	\$173,327 -21% YoY	\$225,000 -34% YoY	-

**MULTIFAMILY**

- ❶ 491 East 52nd Street
- ❷ 649 Vermont Street
- ❸ 1064 Rogers Avenue
- ❹ 616 Crescent Street
- ❺ 268 Linwood Street
- ❻ 553 East 26th Street

MIXED USE

- ❶ 783-793 Utica Avenue

DEVELOPMENT SITES

- ❶ 1512 Union Street
- ❷ 352-362 Shepherd Avenue
- ❸ 533 Albany Avenue

CENTRAL & EAST BROOKLYN TEAM



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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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