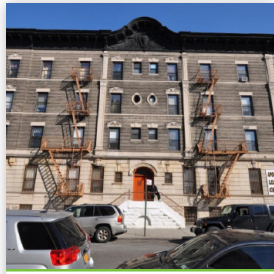




**NORTHEAST BROOKLYN
& QUEENS
MARKET REPORT**

Q1 2021

IPRG



1 MAC DONOUGH ST



978 BEDFORD AVE



285 QUINCY ST



829 BUSHWICK AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	242-248 Bainbridge Street	\$11,750,000	32	Bed-Stuy
2	1 Mac Donough Street	\$8,250,000	8	Bed-Stuy
3	950 Hart Street	\$4,000,000	21	Bushwick
4	898 Bushwick Avenue	\$3,408,075	8	Bushwick
5	978 Bedford Avenue	\$2,795,000	4	Bed-Stuy
6	147 Halsey Street	\$2,675,000	4	Bed-Stuy
7	285 Quincy Street	\$2,500,000	21	Bed-Stuy
8	1117 Jefferson Avenue	\$2,269,000	4	Bushwick
9	7218 Forest Avenue	\$1,950,000	4	Ridgewood
10	829 Bushwick Avenue	\$1,887,242	4	Bushwick
11	1106 Bushwick Avenue	\$1,700,000	8	Bushwick
12	626 Madison Street	\$1,600,000	4	Bed-Stuy
13	1144 Lafayette Avenue	\$1,450,000	4	Bushwick
14	551 Seneca Avenue	\$1,360,000	6	Ridgewood
15	680 Greene Avenue	\$1,350,000	4	Bed-Stuy
16	18-31 Stephen Street	\$1,300,000	6	Ridgewood
17	60-58 Catalpa Avenue	\$1,260,000	6	Ridgewood

SELECT SALES ACTIVITY ABOVE

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

* Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

* Neighborhoods include: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

COMPLETE MUTLIFAMILY MARKET METRICS

20

TRANSACTIONS
SOLD

\$54.93M

\$ VOLUME
SOLD

166

UNITS
SOLD

For More Information, Contact:

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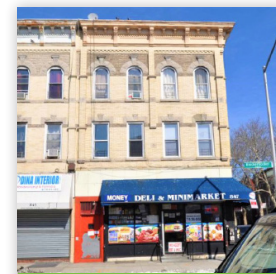
1166 FULTON ST



227 MALCOLM X BLVD



139 TOMPKINS AVE



847 KNICKERBOCKER AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1166 Fulton Street	\$2,200,000	4	Bed-Stuy
2	227 Malcolm X Boulevard	\$2,120,000	5	Bed-Stuy
3	139 Tompkins Avenue	\$2,000,000	8	Bed-Stuy
4	847 Knickerbocker Avenue	\$1,900,000	6	Bushwick
5	1121 & 1123 Greene Avenue	\$1,650,000	6	Bushwick
6	354 Knickerbocker Avenue	\$1,500,000	3	Bushwick
7	551 Knickerbocker Avenue	\$1,490,000	3	Bushwick
8	68 Vernon Avenue	\$1,310,000	5	Bed-Stuy
9	1478 Broadway	\$1,150,000	3	Bed-Stuy

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

* Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

* Neighborhoods include: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

COMPLETE MIXED-USE MARKET METRICS

9

TRANSACTIONS
SOLD

\$15.32M

\$ VOLUME
SOLD

43

UNITS
SOLD

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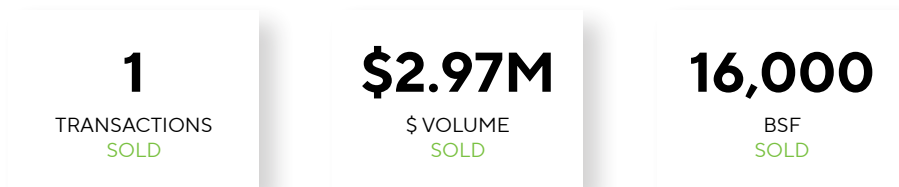


1010 GATES AVE

ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1 1010 Gates Avenue	\$2,970,000	16,000	Bed-Stuy

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021
 * Zip Codes: 111205, 11206, 11207, 11216, 11221, 11233, 11237, 11385
 * Neighborhoods include: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

COMPLETE DEVELOPMENT SITE MARKET METRICS



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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Bedford-Stuyvesant, Bushwick, Ocean Hill, & Ridgewood



30

OF TRANSACTIONS

↓ -42% YoY



\$73.22M

DOLLAR VOLUME

↓ -44% YoY



209

OF UNITS

↑ +6% YoY

BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$501 +4% YoY	\$353 -3% YoY	\$186/BSF -26% YoY
\$/UNIT	\$517,498 +37% YoY	\$373,867 -12% YoY	-

BUSHWICK

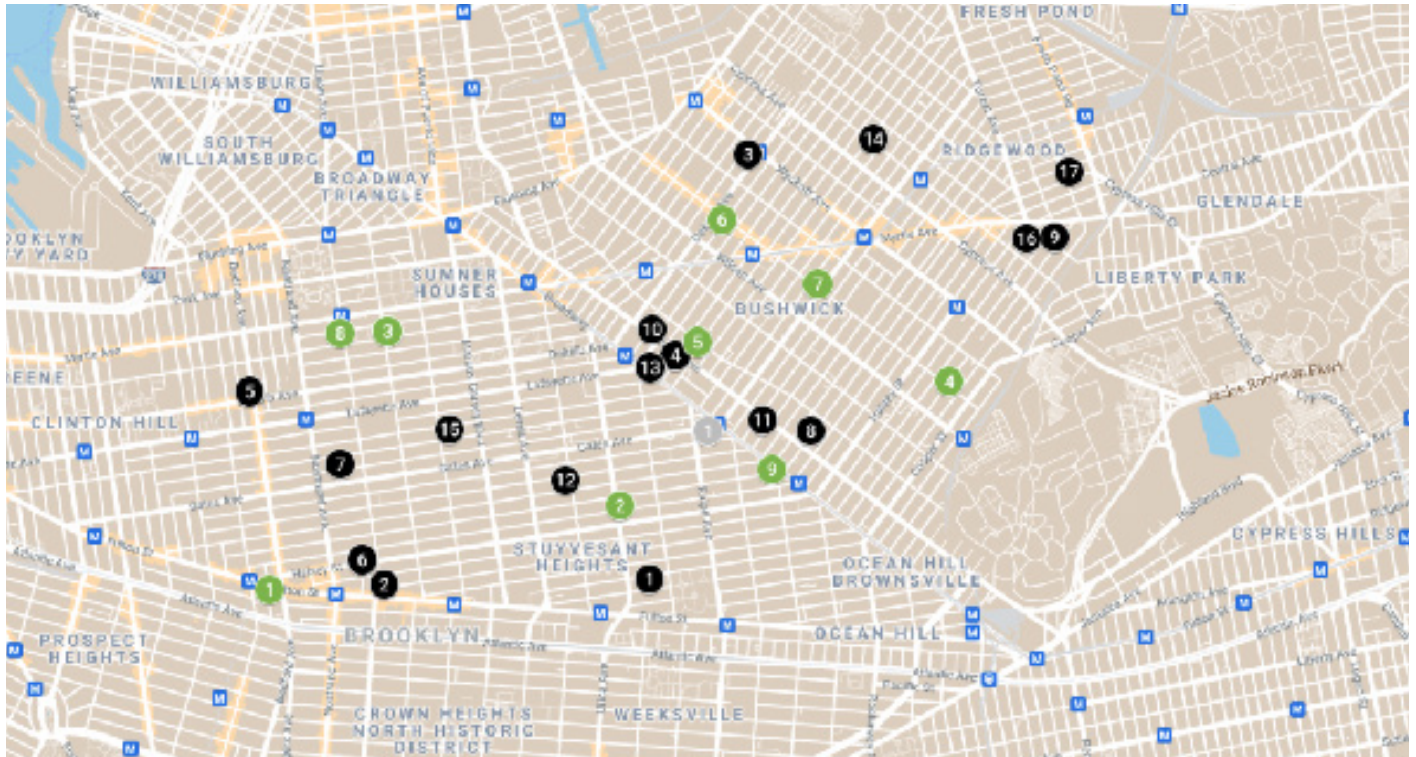
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$427 -37% YoY	\$379 -18% YoY	NO DEVELOPMENT SALES
\$/UNIT	\$371,758 -29% YoY	\$397,083 +2% YoY	-

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$274 -6% YoY	NO MIXED-USE SALES	NO DEVELOPMENT SALES
\$/UNIT	\$244,524 -4% YoY	NO MIXED-USE SALES	-

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- ❶ 242-248 Bainbridge Street
- ❷ 1 Mac Donough Street
- ❸ 950 Hart Street
- ❹ 898 Bushwick Avenue
- ❺ 978 Bedford Avenue
- ❻ 147 Halsey Street
- ❼ 285 Quincy Street
- ❽ 1117 Jefferson Avenue
- ❾ 7218 Forest Avenue
- ❿ 829 Bushwick Avenue
- ⓫ 1106 Bushwick Avenue
- ⓬ 626 Madison Street
- ⓭ 1144 Lafayette Avenue
- ⓮ 551 Seneca Avenue
- ⓯ 680 Greene Avenue
- ⓰ 18-31 Stephen Street
- ⓱ 60-58 Catalpa Avenue

- ❶ 1166 Fulton Street
- ❷ 227 Malcolm X Boulevard
- ❸ 139 Tompkins Avenue
- ❹ 847 Knickerbocker Avenue
- ❺ 1121 & 1123 Greene Avenue
- ❻ 354 Knickerbocker Avenue
- ❼ 551 Knickerbocker Avenue
- ❽ 68 Vernon Avenue
- ❾ 1478 Broadway

- ❶ 1010 Gates Avenue

NORTHEAST BROOKLYN & QUEENS TEAM



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IPRG TEAM STATS

1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
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45 Broadway, 29th Floor
New York, NY 10006



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