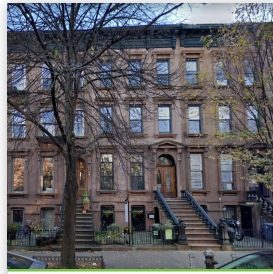


**NORTHEAST BROOKLYN
& QUEENS
MARKET REPORT
Q2 2021**

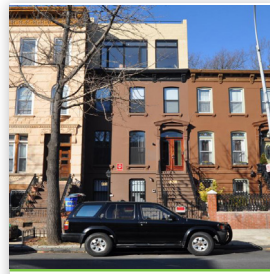
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902-908 BEDFORD AVE



378 GREENE AVE



453 MACON ST



61-35 MADISON ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	902, 904, 908 Bedford Avenue	\$23,370,000	54	Bed-Stuy
2	64 Macon Street	\$4,600,000	6	Bed-Stuy
3	707 Hart Street	\$3,990,000	8	Bushwick
4	378 Greene Avenue	\$2,600,000	4	Bed-Stuy
5	326 Eldert Street	\$2,550,000	4	Bushwick
6	17-16 Linden Street	\$1,900,000	6	Ridgewood
7	453 Macon Street	\$1,857,000	4	Bed-Stuy
8	20-31 Palmetto Street	\$1,700,000	6	Ridgewood
9	61-05 Catalpa Avenue	\$1,600,000	8	Ridgewood
10	17-25 Himrod Street	\$1,600,000	6	Ridgewood
11	61-35 Madison Street	\$1,500,000	8	Ridgewood
12	64-37 Catalpa Avenue	\$1,500,000	6	Ridgewood
13	65-17 Forest Avenue	\$1,325,000	4	Ridgewood
14	182 Vernon Avenue	\$1,300,000	4	Bed-Stuy
15	20-30 Greene Avenue	\$1,295,000	4	Ridgewood

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

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

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

COMPLETE MUTLIFAMILY MARKET METRICS

18
TRANSACTIONS
SOLD

\$56.35M
\$ VOLUME
SOLD

150
UNITS
SOLD



17-12 MENAHAN ST



72-04 FOREST AVE



301 HALSEY ST



225 MALCOLM X BLVD

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7 Building Package	\$19,440,000	36	Bushwick
2	1010 Bedford Avenue	\$14,208,634	37	Bed-Stuy
3	17-12 Menahan Street	\$2,700,000	6	Ridgewood
4	72-04 Forest Avenue	\$2,150,000	6	Ridgewood
5	301 Halsey Street	\$2,110,000	11	Bed-Stuy
6	390 Seneca Avenue	\$1,800,000	5	Ridgewood
7	613 Madison Street	\$1,750,000	4	Bed-Stuy
8	225 Malcolm X Boulevard	\$1,600,000	4	Bed-Stuy
9	786 Bushwick Avenue	\$1,500,000	7	Bushwick
10	525 Monroe Street	\$1,475,000	8	Bed-Stuy
11	1468 Broadway	\$1,475,000	4	Bed-Stuy
12	343 A Tompkins Avenue	\$1,377,500	3	Bed-Stuy
13	679 Knickerbocker Avenue	\$1,200,000	3	Bushwick

* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

* Zip Codes: 111205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

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

COMPLETE MIXED-USE MARKET METRICS

13

TRANSACTIONS
SOLD

\$52.79M

\$ VOLUME
SOLD

134

UNITS
SOLD



5723 MYRTLE AVE



258 ROCKAWAY AVE



262 ROCKAWAY AVE



592 MARCY AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	5723 Myrtle Avenue	\$4,900,000	39,654	Ridgewood
2	258-262 Rockaway Avenue	\$1,550,000	18,225	Ocean Hill
3	592 Marcy Avenue	\$1,400,000	10,000	Bed-Stuy

* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

* Zip Codes: 111205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

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

COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$7.85M

\$ VOLUME
SOLD

67,879

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

**Summary of Q2 Transactions in Bedford-Stuyvesant, Bushwick, Ocean Hill, & Ridgewood



34

OF TRANSACTIONS

↑ +100% YoY



\$116.986M

DOLLAR VOLUME

↑ +203% YoY



284

OF UNITS

↑ +279% YoY

BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$533 +1% YoY	\$428 -5% YoY	\$113/BSF -52% YoY
\$/UNIT	\$441,739 -12% YoY	\$346,518 -26% YoY	-

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$436 +1% YoY	\$428 N/A	N/A N/A
\$/UNIT	\$450,139 +28% YoY	\$384,762 N/A	-

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$303 -21% YoY	\$392 -21% YoY	\$124/BSF N/A
\$/UNIT	\$289,896 -14% YoY	\$389,444 +24% YoY	-

For More Information, Contact:

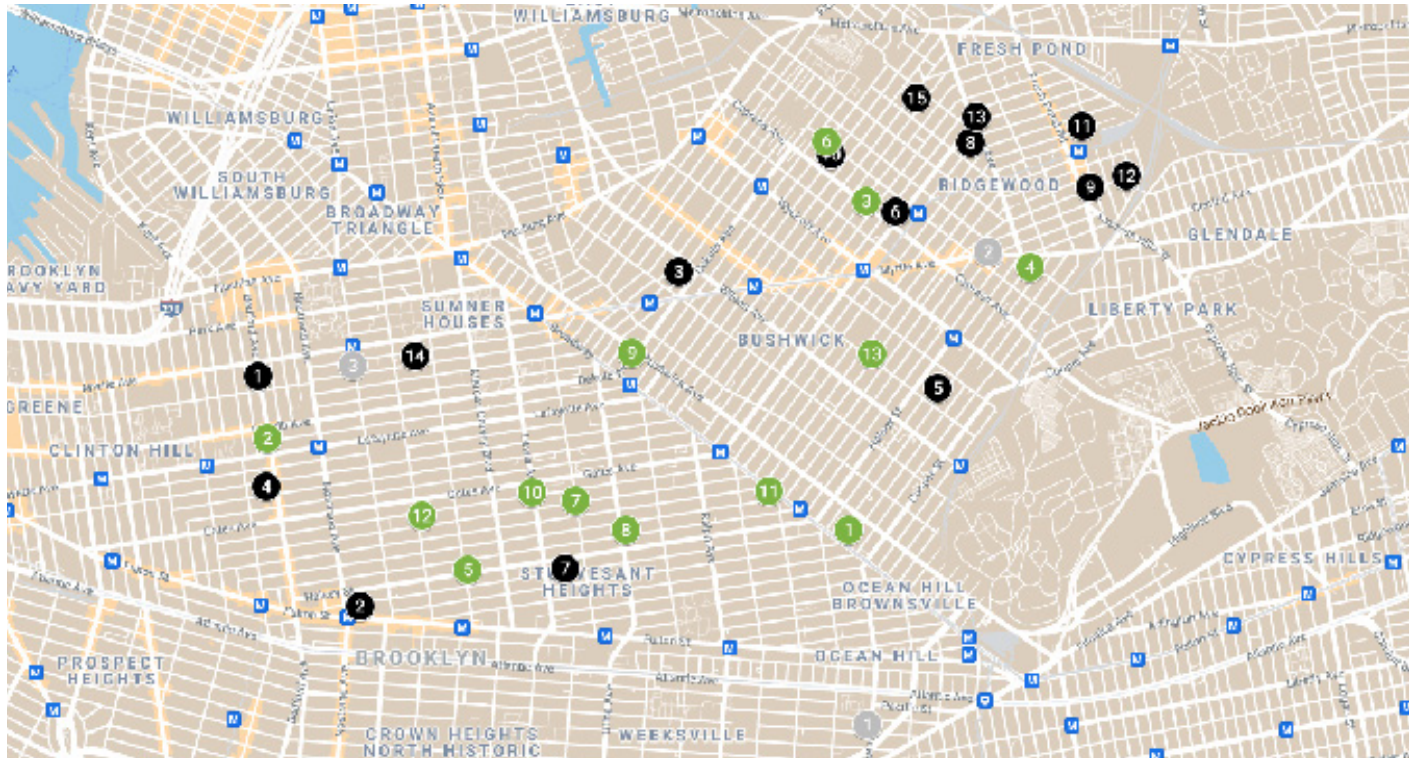
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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 902, 904, 908 Bedford Avenue
- 2 64 Macon Street
- 3 707 Hart Street
- 4 378 Greene Avenue
- 5 326 Eldert Street
- 6 17-16 Linden Street
- 7 453 Macon Street
- 8 20-31 Palmetto Street
- 9 61-05 Catalpa Avenue
- 10 17-25 Himrod Street
- 11 61-35 Madison Street
- 12 64-37 Catalpa Avenue
- 13 65-17 Forest Avenue
- 14 182 Vernon Avenue
- 15 20-30 Greene Avenue

- 1 7 Building Package
- 2 1010 Bedford Avenue
- 3 17-12 Menahan Street
- 4 72-04 Forest Avenue
- 5 301 Halsey Street
- 6 390 Seneca Avenue
- 7 613 Madison Street
- 8 225 Malcolm X Boulevard
- 9 786 Bushwick Avenue
- 10 525 Monroe Street
- 11 1468 Broadway
- 12 343 A Tompkins Avenue
- 13 679 Knickerbocker Avenue

- 1 5723 Myrtle Avenue
- 2 258-262 Rockaway Avenue
- 3 592 Marcy Avenue

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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
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