

NYC INVESTMENT SALES AND ADVISORY

SOUTHWEST BROOKLYN MARKET REPORT

APRIL
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

APRIL 2021 SALES ACTIVITY

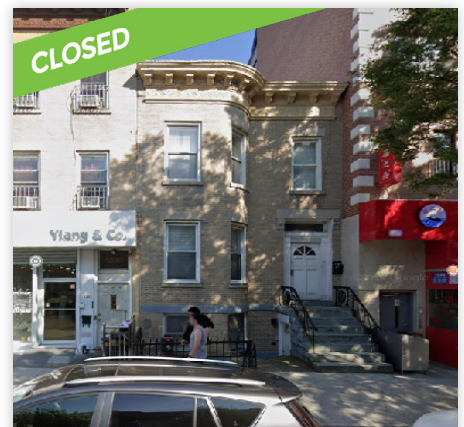
SOUTHWEST BROOKLYN



6647 Bergen Place



817 45th Street



5205 7th Avenue

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	4415 1st Avenue	\$3,975,000	1	Industrial	Sunset Park
2	6647 Bergen Place	\$3,750,000	19	Multifamily	Bay Ridge
3	901-905 48th Street	\$3,400,000	14,100 BSF	Development	Borough Park
4	817 45th Street	\$2,300,000	5,832 BSF	Development	Sunset Park
5	5205 7th Avenue	\$1,600,000	6,400 BSF	Development	Sunset Park
6	1676 54th Street	\$1,550,000	5,250 BSF	Development	Borough Park
7	1461 71st Street	\$1,520,000	5,000 BSF	Development	Bensonhurst
8	7315 13th Avenue	\$1,320,000	3	Mixed Use	Dyker Heights
9	237-241 43rd Street	\$1,170,000	11,200 BSF	Development	Sunset Park

9

TRANSACTIONS
SOLD

\$20.59M

\$ VOLUME
SOLD

23

UNITS
SOLD

47,782

BSF
SOLD

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

* Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11232, 11228

* Neighborhoods include: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

For More Information, Contact:

DEREK BESTREICH

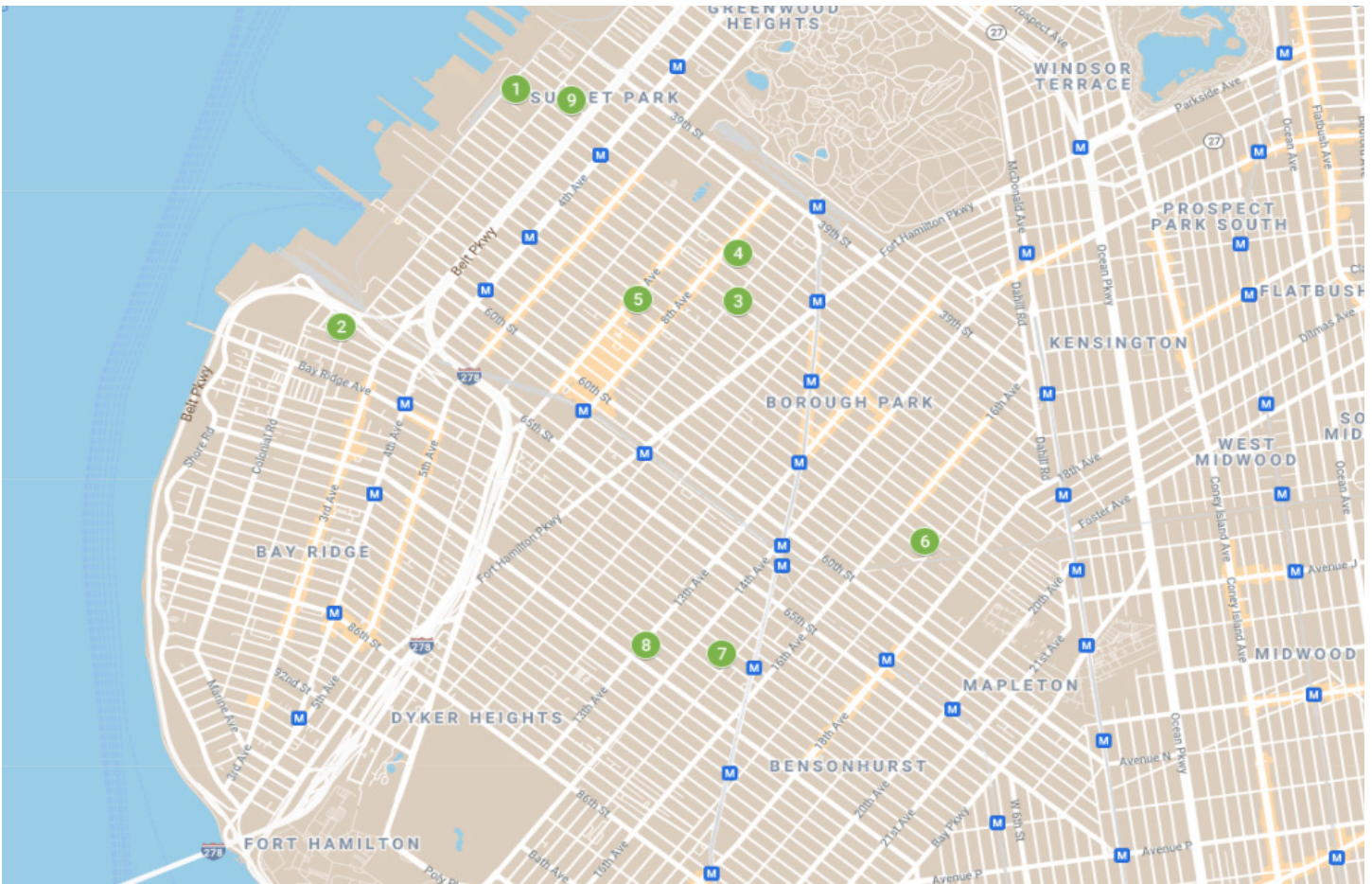
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- 1 4415 1st Avenue
- 2 6647 Bergen Place
- 3 901-905 48th Street
- 4 817 45th Street
- 5 5205 7th Avenue
- 6 1676 54th Street
- 7 1461 71st Street
- 8 7315 13th Avenue
- 9 237-241 43rd Street

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MONTH OVER MONTH

COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	9	\$20,585,000	23
MARCH 2021	12	\$31,400,969	52
% of CHANGE	-25% MoM	-34% MoM	-56% MoM

YEAR OVER YEAR

COMPARED TO APRIL 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	9	\$20,585,000	23
APRIL 2020	3	\$5,040,000	11
% of CHANGE	+200% YoY	+308% YoY	+109% YoY

For More Information, Contact:

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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.

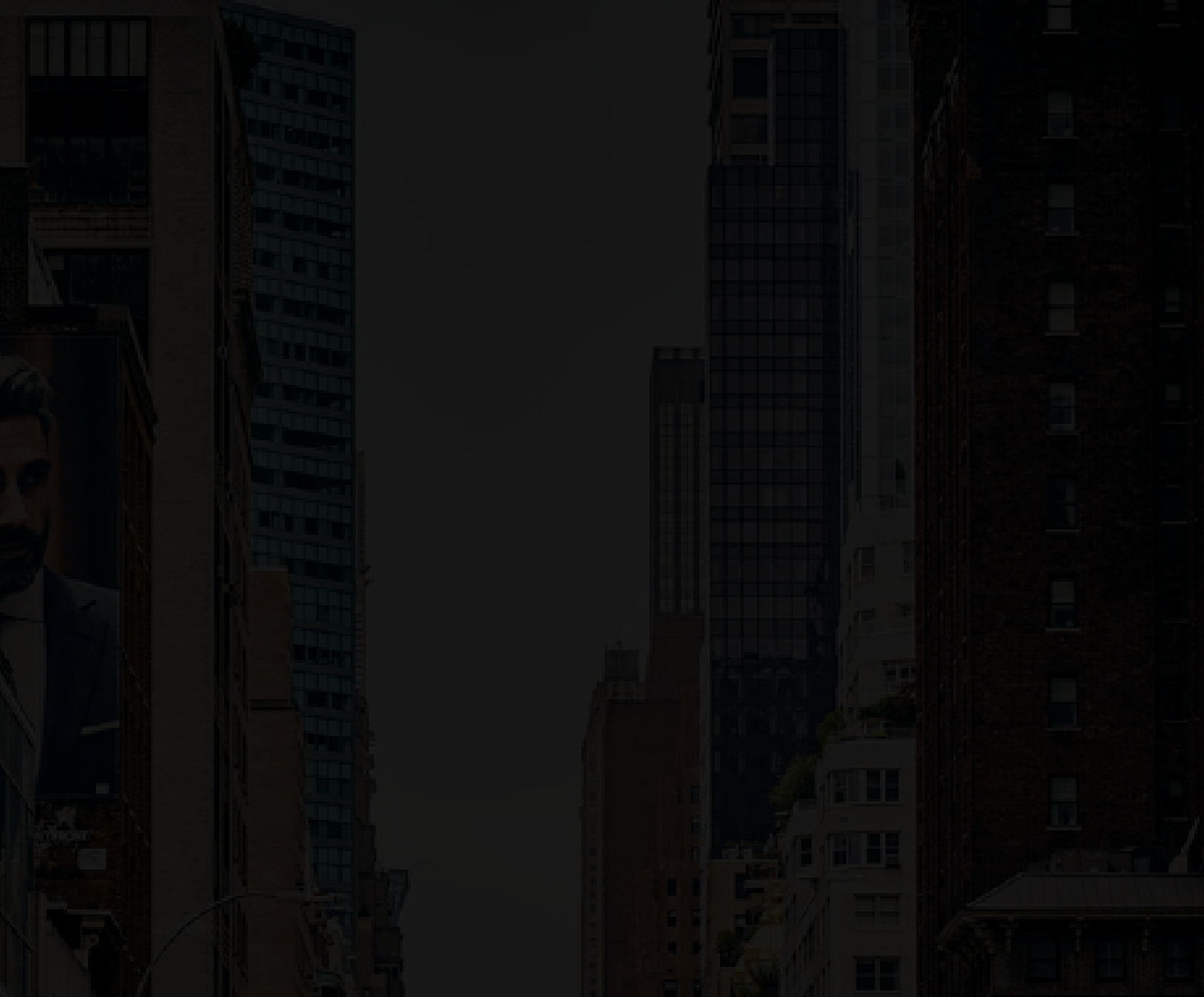
We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



One Team

Strength in numbers.

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



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