

BROWNSTONE BROOKLYN MARKET REPORT

Q4 2021



79 CLIFTON PLACE



7 BUILDING PORTFOLIO



1067-1079 FULTON ST



203 17TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	79 Clifton Place	\$34,000,000	40	Clinton Hill
2	7 Building Portfolio	\$11,088,546	34	Crown Heights
3	1067-1079 Fulton Street	\$10,250,000	30	Clinton Hill
4	203 17th Street	\$7,792,000	29	Greenwood Heights
5	68 Middagh Street	\$5,300,000	11	Brooklyn Heights
6	25 Pierrepont Street	\$4,375,000	9	Brooklyn Heights
7	507 8th Avenue	\$3,875,000	5	Park Slope
8	14 Lincoln Place	\$3,800,000	8	Park Slope
9	914 President Street	\$3,600,000	4	Park Slope
10	864 President Street	\$3,180,000	7	Park Slope
11	254 Cumberland Street	\$3,100,000	4	Fort Greene
12	34 Montgomery Place	\$3,100,000	7	Park Slope
13	355 6th Avenue	\$3,000,000	4	Park Slope
14	225, 227, 229 23rd Street	\$3,000,000	24	Greenwood Heights
15	156 Summit Street	\$2,400,000	4	Carroll Gardens
16	371 Douglass Street	\$2,260,000	3	Park Slope
17	99 Berkeley Place	\$2,050,000	4	Park Slope
18	79 Lafayette Avenue	\$2,025,000	4	Fort Greene
19	693 6th Avenue	\$1,860,000	8	Greenwood Heights
20	793 Sterling Place	\$1,800,000	6	Crown Heights

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 2021

* Does not include 1-3 family properties that are not re-developments

* Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

* Neighborhoods include: Boerum Hill, Brooklyn Heights, Carrol Gardens, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Downtown Brooklyn, Fort Greene, Gowanus, Greenwood Heights, Park Slope, Prospect Heights, Red Hook, Windsor Terrace

COMPLETE MUTLIFAMILY MARKET METRICS

25

TRANSACTIONS
SOLD

\$118.99M

\$ VOLUME
SOLD

278

UNITS
SOLD



8 & 10 GRAND AVE



225 5TH AVE



295 LIVINGSTON ST



428 7TH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	8 & 10 Grand Avenue	\$17,250,000	54	Clinton Hill
2	225 5th Avenue	\$5,150,000	5	Park Slope
3	295 Livingston Street	\$5,000,000	3	Downtown Brooklyn
4	428 7th Avenue	\$4,500,000	7	Park Slope
5	285 Livingston Street	\$4,300,000	3	Downtown Brooklyn
6	775 Fulton Street	\$4,000,000	6	Fort Greene
7	303 Flatbush Avenue	\$3,436,750	4	Prospect Heights
8	46 Henry Street	\$3,300,000	7	Brooklyn Heights
9	480 Court Street	\$3,125,000	3	Carroll Gardens
10	274 3rd Avenue	\$2,700,000	4	Gowanus
11	411 11th Street	\$2,675,000	4	Park Slope
12	410 Atlantic Avenue	\$2,625,000	2	Boerum Hill
13	499 Atlantic Avenue	\$2,600,000	5	Boerum Hill
14	609 Washington Avenue	\$2,462,000	3	Prospect Heights
15	388 7th Avenue	\$2,200,000	4	Park Slope
16	84 Hoyt Street	\$1,950,000	3	Boerum Hill
17	366 9th Street	\$1,900,000	3	Park Slope
18	461 7th Avenue	\$1,750,000	4	Park Slope
19	1376 Saint Johns Place	\$1,575,000	3	Crown Heights
20	770 Washington Avenue	\$1,520,000	3	Prospect Heights

SELECT SALES ACTIVITY ABOVE

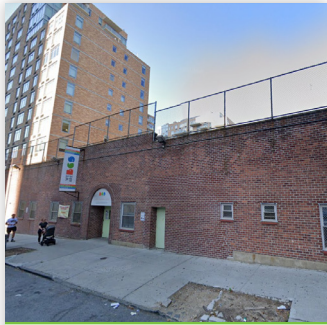
* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 2021

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COMPLETE MIXED-USE MARKET METRICS

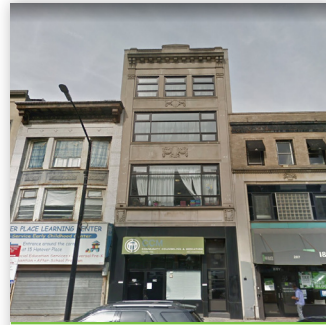
<p>23</p> <p>TRANSACTIONS SOLD</p>	<p>\$78.05M</p> <p>\$ VOLUME SOLD</p>	<p>139</p> <p>UNITS SOLD</p>
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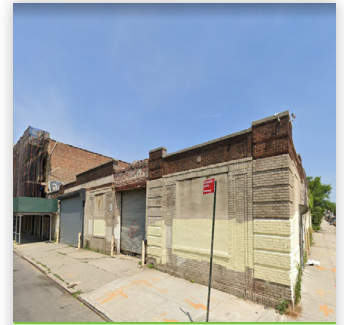
101 FLEET PL



3 BUILDING PORTFOLIO



285-287 LIVINGSTON ST



239 NEVINS ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	101 Fleet Place	\$42,750,000	240,792	Downtown Brooklyn
2	3 Building Portfolio	\$26,000,000	106,715	Crown Heights
3	285-287 Livingston Street	\$16,300,000	60,000	Downtown Brooklyn
4	239 Nevins Street	\$13,470,000	60,000	Gowanus
5	584 Dean Street	\$2,100,000	4,400	Prospect Heights
6	267 23rd Street	\$1,650,000	6,870	Greenwood Heights
7	647 Baltic Street	\$1,330,000	4,000	Park Slope

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COMPLETE DEVELOPMENT SITE MARKET METRICS

7

TRANSACTIONS
SOLD

\$103.6M

\$ VOLUME
SOLD

482,777

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Brownstone Brooklyn



55

OF TRANSACTIONS

↑ +31% YoY



\$300.64M

DOLLAR VOLUME

↑ +31% YoY



417

OF UNITS

↓ -8% YoY

CARROLL GARDENS, COLUMBIA WATERFRONT, GOWANUS, GREENWOOD HEIGHTS, PARK SLOPE & RED HOOK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$514 -12% YoY	\$713 +2% YoY	\$266/BsF -10% YoY
\$/UNIT	\$473,929 -17% YoY	\$638,404 -19% YoY	-

BOERUM HILL, BROOKLYN HEIGHTS, COBBLE HILL & DOWNTOWN BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	-	\$759 -5% YoY	\$252 -100% YoY
\$/UNIT	-	\$1,008,988 +30% YoY	-

CLINTON HILL, CROWN HEIGHTS NORTH, FORT GREENE & PROSPECT HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$462 -20% YoY	\$640 +10% YoY	\$360 +51% YoY
\$/UNIT	\$463,089 +1% YoY	\$616,272 +17% YoY	-

For More Information, Contact:

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 79 Clifton Place
- 2 7 Building Portfolio
- 3 1067-1079 Fulton Street
- 4 203 17th Street
- 5 68 Middagh Street
- 6 25 Pierrepont Street
- 7 507 8th Avenue
- 8 14 Lincoln Place
- 9 914 President Street
- 10 864 President Street
- 11 254 Cumberland Street
- 12 34 Montgomery Place
- 13 355 6th Avenue
- 14 225, 227, 229 23rd Street
- 15 156 Summit Street
- 16 371 Douglass Street
- 17 99 Berkeley Place
- 18 79 Lafayette Avenue
- 19 693 6th Avenue
- 20 793 Sterling Place

- 21 8 & 10 Grand Avenue
- 22 225 5th Avenue
- 23 295 Livingston Street
- 24 428 7th Avenue
- 25 285 Livingston Street
- 26 775 Fulton Street
- 27 303 Flatbush Avenue
- 28 46 Henry Street
- 29 480 Court Street
- 30 274 3rd Avenue
- 31 411 11th Street
- 32 410 Atlantic Avenue
- 33 499 Atlantic Avenue
- 34 609 Washington Avenue
- 35 388 7th Avenue
- 36 84 Hoyt Street
- 37 366 9th Street
- 38 461 7th Avenue
- 39 1376 Saint Johns Place
- 40 770 Washington Avenue

- 41 101 Fleet Place
- 42 3 Building Portfolio
- 43 285-287 Livingston Street
- 44 239 Nevins Street
- 45 584 Dean Street
- 46 267 23rd Street
- 47 647 Baltic Street

BROWNSTONE BROOKLYN TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



BROWNSTONE Q4 2021 REPORT

THE BROWNSTONE TEAM

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