

CENTRAL & EAST BROOKLYN MARKET REPORT

Q4 2021



100 EAST 21ST ST



3413 AVENUE H



690 ROGERS AVE



516 EASTERN PKWY

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	100 East 21st Street	\$14,750,000	84	Flatbush
2	3413 Avenue H	\$10,900,000	64	East Flatbush
3	690 Rogers Avenue	\$6,050,000	28	Flatbush
4	516 Eastern Parkway	\$4,650,000	16	Crown Heights South
5	472-482 East 48th Street	\$4,050,000	30	East Flatbush
6	255 East 25th Street	\$2,600,000	23	Flatbush
7	275 Miller Avenue	\$2,500,000	7	East New York
8	315 Fenimore Street	\$2,150,000	24	Prospect Lefferts Gardens
9	497 McDonald Avenue	\$1,625,000	6	Kensington
10	582 Wyona Street	\$1,050,500	4	East New York
11	235 Richmond Street	\$1,050,000	4	East New York

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

11

TRANSACTIONS
SOLD

\$51.38M

\$ VOLUME
SOLD

290

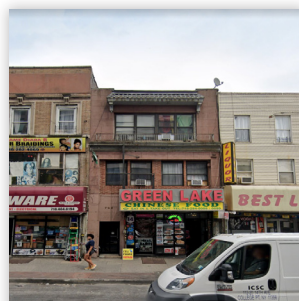
UNITS
SOLD



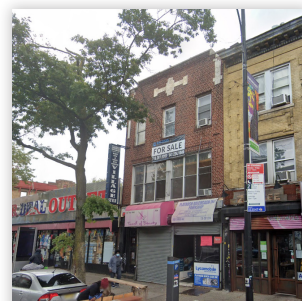
776 CROWN ST



654 FLATBUSH AVE



795 FLATBUSH AVE



753 FLATBUSH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	776 Crown Street	\$7,955,000	52	Crown Heights South
2	654 Flatbush Avenue	\$2,150,000	3	Prospect Lefferts Gardens
3	795 Flatbush Avenue	\$1,900,000	4	Flatbush
4	753 Flatbush Avenue	\$1,775,000	4	Flatbush
5	1138 Flatbush Avenue	\$1,530,000	3	Flatbush
6	4213 Church Avenue	\$1,300,000	4	East Flatbush
7	675 Glenmore Avenue	\$1,300,000	5	East New York
8	324 Empire Boulevard	\$1,050,000	3	Prospect Lefferts Gardens

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

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* Neighborhoods include: Crown Heights South, Cypress Hill, East New York, East Flatbush, Flatbush, Kensington, Prospect Park, Prospect-Lefferts-Gardens

COMPLETE MIXED-USE MARKET METRICS

8

TRANSACTIONS
SOLD

\$18.96M

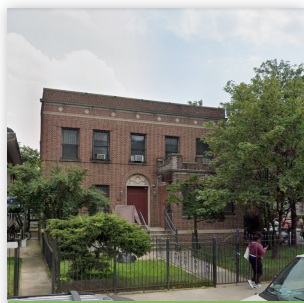
\$ VOLUME
SOLD

78

UNITS
SOLD



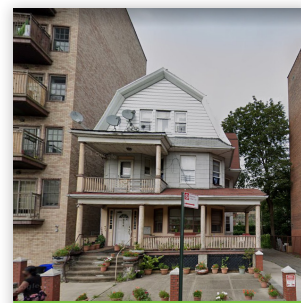
4 BUILDING PORTFOLIO



80 LINDEN BLVD



3308-3312 GLENWOOD RD



479 EAST 8TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	4 Building Portfolio	\$4,580,000	43,940	Flatbush
2	80 Linden Boulevard	\$3,175,000	19,608	Flatbush
3	3308-3312 Glenwood Road	\$3,048,500	25,680	East Flatbush
4	479 East 8th Street	\$2,250,000	15,000	Kensington
5	335 Linden Boulevard	\$1,875,000	16,215	Flatbush
6	14 East 19th Street	\$1,600,000	10,880	Prospect Park South
7	3511 Farragut Road	\$1,300,000	12,000	East Flatbush
8	3009 Atlantic Avenue	\$1,150,000	17,100	East New York
9	584 Coney Island Avenue	\$1,000,000	5,750	Kensington

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

9

TRANSACTIONS
SOLD

\$19.98M

\$ VOLUME
SOLD

166,173

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Central & East Brooklyn



28

OF TRANSACTIONS

↑ +65% YoY



\$90.31M

DOLLAR VOLUME

↑ +93% YoY



368

OF UNITS

↑ +139% YoY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

MULTIFAMILY

\$ / SF

\$195 -43% YoY

MIXED-USE

\$365 -5% YoY

DEVELOPMENT

\$147/BSF +14% YoY

\$ / UNIT

\$190,104 -35% YoY

\$406,549 +64% YoY

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FLATBUSH & KENSINGTON

MULTIFAMILY

\$ / SF

\$216 -26% YoY

MIXED-USE

\$474 +22% YoY

DEVELOPMENT

\$141/BSF +10% YoY

\$ / UNIT

\$193,886 -19% YoY

\$476,250 +10% YoY

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

MULTIFAMILY

\$ / SF

\$294 +9 YoY

MIXED-USE

\$330 +16% YoY

DEVELOPMENT

\$98/BSF -11% YoY

\$ / UNIT

\$237,516 -14% YoY

\$292,500 +23% YoY

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For More Information, Contact:

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**MULTIFAMILY**

- ❶ 100 East 21st Street
- ❷ 3413 Avenue H
- ❸ 690 Rogers Avenue
- ❹ 516 Eastern Parkway
- ❺ 472-482 East 48th Street
- ❻ 255 East 25th Street
- ❼ 275 Miller Avenue
- ❽ 315 Fenimore Street
- ❾ 497 McDonald Avenue
- ❿ 582 Wyona Street
- ⓫ 235 Richmond Street

MIXED USE

- ❿ 776 Crown Street
- ⓫ 654 Flatbush Avenue
- ⓬ 795 Flatbush Avenue
- ⓭ 753 Flatbush Avenue
- ⓮ 1138 Flatbush Avenue
- ⓯ 4213 Church Avenue
- ⓰ 675 Glenmore Avenue
- ⓱ 324 Empire Boulevard

DEVELOPMENT SITES

- ⓲ 4 Building Portfolio
- ⓳ 80 Linden Boulevard
- ⓴ 3308-3312 Glenwood Road
- ⓵ 479 East 8th Street
- ⓶ 335 Linden Boulevard
- ⓷ 14 East 19th Street
- ⓸ 3511 Farragut Road
- ⓹ 3009 Atlantic Avenue
- ⓺ 584 Coney Island Avenue

CENTRAL & EAST BROOKLYN TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



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THE CENTRAL & EAST BROOKLYN TEAM

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