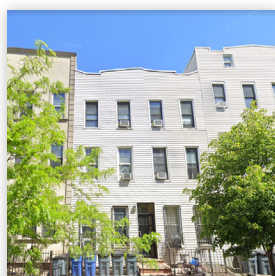




**NORTHEAST BROOKLYN
& QUEENS**

MARKET REPORT

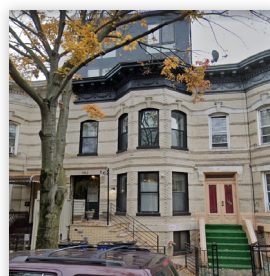
Q4 2021



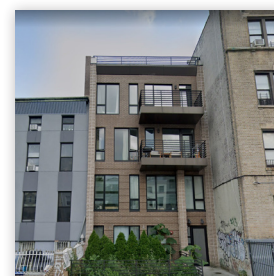
175, 177, 179 HOPKINS ST



841 DEKALB AVE



3 BUILDING PACKAGE



530 LAFAYETTE AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	175, 177, 179 Hopkins Street	\$6,575,000	20	Bed-Stuy
2	841 Dekalb Avenue	\$4,350,000	8	Bed-Stuy
3	3 Building Package	\$4,090,000	24	Bushwick
4	530 Lafayette Avenue	\$4,054,379	7	Bed-Stuy
5	14 Locust Street	\$3,740,000	5	Bushwick
6	550 Throop Avenue	\$3,700,000	20	Bed-Stuy
7	1022 Bedford Avenue	\$3,600,000	4	Bed-Stuy
8	192 Stuyvesant Avenue	\$3,500,000	8	Bed-Stuy
9	948-954 Herkimer Street	\$3,500,000	12	Bed-Stuy
10	17 Locust Street	\$3,475,000	5	Bushwick
11	395 Kosciuszko Street	\$3,174,623	6	Bed-Stuy
12	498 Putnam Avenue	\$3,075,000	8	Bed-Stuy
13	160 Vernon Avenue	\$3,075,000	16	Bed-Stuy
14	49 Hart Street	\$2,581,875	4	Bed-Stuy
15	664 Onderdonk Avenue	\$2,550,000	4	Ridgewood
16	1879 Linden Street	\$2,500,000	4	Ridgewood
17	966 Bedford Avenue	\$2,498,000	4	Bed-Stuy
18	1115 Jefferson Avenue	\$2,105,000	2	Bushwick
19	240 A Vernon Avenue	\$1,930,000	4	Bed-Stuy
20	281 Starr Street	\$1,777,000	4	Bushwick

SELECT SALES ACTIVITY ABOVE

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

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

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

COMPLETE MULTIFAMILY MARKET METRICS

42

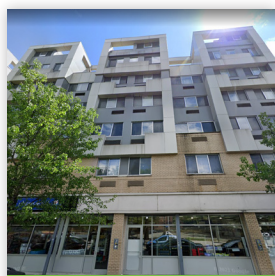
TRANSACTIONS
SOLD

\$94.96M

\$ VOLUME
SOLD

294

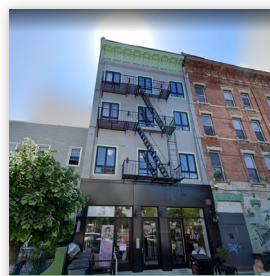
UNITS
SOLD



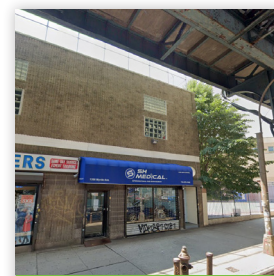
756 MYRTLE AVE



395-405 EVERGREEN AVE



12 BELVEDERE ST



1396-1410 MYRTLE AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	756 Myrtle Avenue	\$49,000,000	61	Bed-Stuy
2	395-405 Evergreen Avenue	\$41,420,000	69	Bushwick
3	12 Belvedere Street	\$6,250,000	9	Bushwick
4	1396-1410 Myrtle Avenue	\$5,380,000	11	Bushwick
5	435 DeKalb Avenue	\$3,310,000	8	Bed-Stuy
6	711 Knickerbocker Avenue	\$2,520,000	7	Bushwick
7	12 Wilson Avenue	\$2,100,000	6	Bushwick
8	552 Central Avenue	\$1,998,000	5	Bushwick
9	60-59 Myrtle Avenue	\$1,850,000	4	Ridgewood
10	1175 Fulton Street	\$1,765,000	4	Bed-Stuy
11	845 Kent Avenue	\$1,700,000	5	Bed-Stuy
12	190 Wyckoff Avenue	\$1,600,000	6	Bushwick
13	261 Saint Nicholas Avenue	\$1,500,000	3	Ridgewood
14	1549 DeKalb Avenue	\$1,450,000	7	Bushwick
15	1843 Eastern Parkway	\$1,400,000	3	Ocean Hill
16	61-10 Myrtle Avenue	\$1,230,000	3	Ridgewood
17	2 Malcolm X Boulevard	\$1,175,000	3	Bed-Stuy
18	421 Marcus Garvey Boulevard	\$1,000,000	7	Bed-Stuy

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

18

TRANSACTIONS
SOLD

\$126.65M

\$ VOLUME
SOLD

221

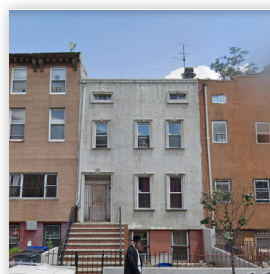
UNITS
SOLD



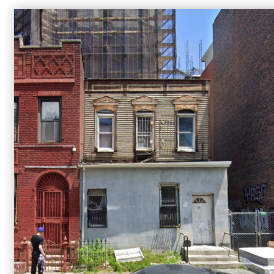
751 MYRTLE AVE



1290 FULTON ST



951 BEDFORD AVE



11 LEWIS AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	751 Myrtle Avenue	\$7,050,000	42,656	Bed-Stuy
2	1290 Fulton Street	\$4,700,000	28,350	Bed-Stuy
3	951 Bedford Avenue	\$2,100,000	8,800	Bed-Stuy
4	11 Lewis Avenue	\$1,700,000	1,760	Bed-Stuy
5	270 Skillman Street	\$1,250,000	4,000	Bed-Stuy

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

5

TRANSACTIONS
SOLD

\$16.8M

\$ VOLUME
SOLD

85,566

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Bedford-Stuyvesant, Bushwick, Ocean Hill, & Ridgewood



65

OF TRANSACTIONS

↑ +103% YoY



\$238.406M

DOLLAR VOLUME

↑ +106% YoY



515

OF UNITS

↑ +106% YoY

BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$458 -6% YoY	\$490 +123% YoY	\$221/BSF +37% YoY
\$/UNIT	\$403,542 +6% YoY	\$426,370 -1% YoY	-

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$451 -11% YoY	\$471 +23% YoY	N/A N/A
\$/UNIT	\$401,947 ±0% YoY	\$420,904 -16% YoY	-

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$404 +14% YoY	\$395 +6% YoY	N/A N/A
\$/UNIT	\$312,615 +6% YoY	\$457,500 -3% YoY	-

For More Information, Contact:

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718.360.8802

STEVE REYNOLDS

718.360.8807

TOM REYNOLDS

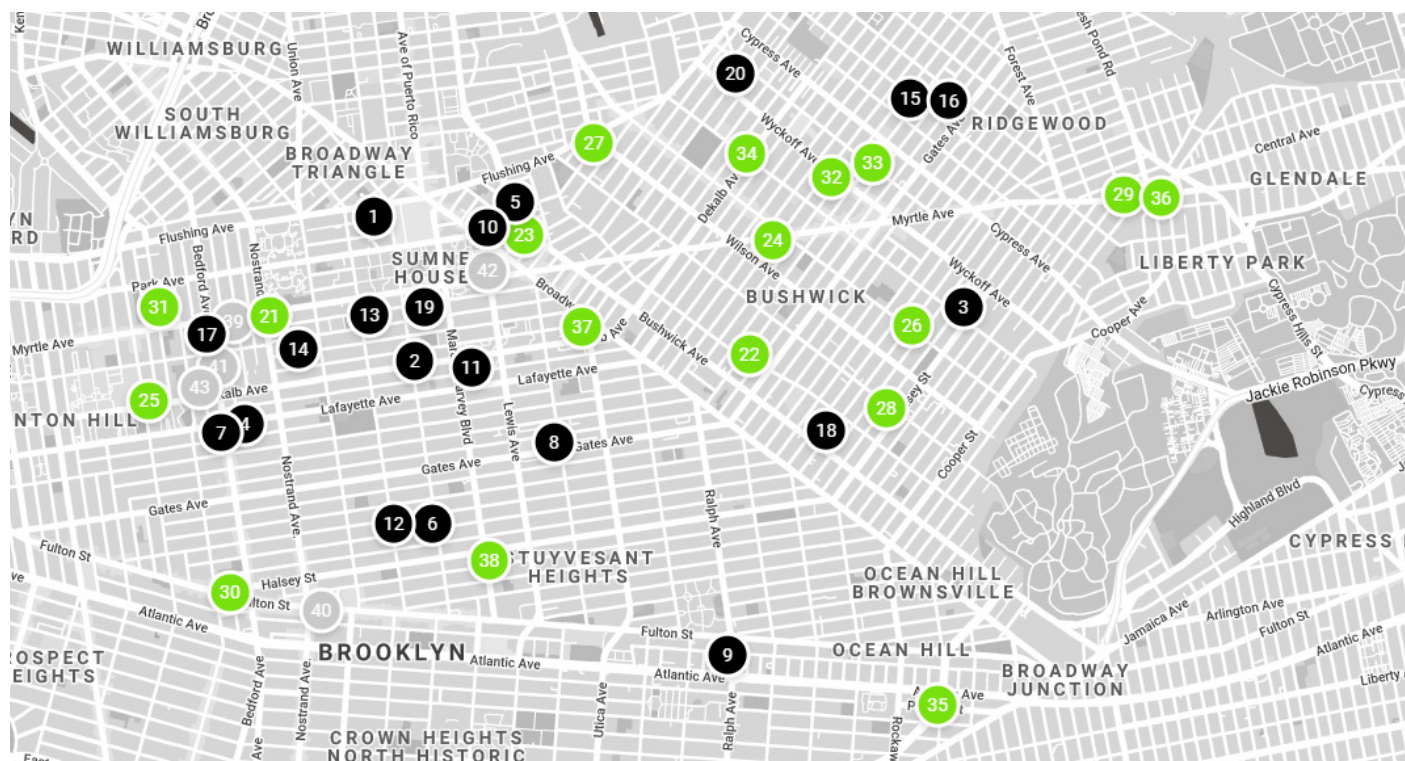
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BRIAN DAVILA

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SEAN MASHIHI

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**MULTIFAMILY****MIXED USE****DEVELOPMENT SITES**

- ❶ 175, 177, 179 Hopkins Street
- ❷ 841 Dekalb Avenue
- ❸ 3 Building Package
- ❹ 530 Lafayette Avenue
- ❺ 14 Locust Street
- ❻ 550 Throop Avenue
- ❼ 1022 Bedford Avenue
- ❽ 192 Stuyvesant Avenue
- ❾ 948-954 Herkimer Street
- ❿ 17 Locust Street
- ⓫ 395 Kosciuszko Street
- ⓬ 498 Putnam Avenue
- ⓭ 160 Vernon Avenue
- ⓮ 49 Hart Street
- ⓯ 664 Onderdonk Avenue
- ⓰ 1879 Linden Street
- ⓱ 966 Bedford Avenue
- ⓲ 1115 Jefferson Avenue
- ⓳ 240 A Vernon Avenue
- ⓴ 281 Starr Street

- Ⓜ 756 Myrtle Avenue
- Ⓤ 395-405 Evergreen Avenue
- Ⓥ 12 Belvedere Street
- Ⓦ 1396-1410 Myrtle Avenue
- Ⓧ 435 DeKalb Avenue
- Ⓨ 711 Knickerbocker Avenue
- Ⓩ 12 Wilson Avenue
- ⓐ 552 Central Avenue
- ⓑ 60-59 Myrtle Avenue
- ⓒ 1175 Fulton Street
- ⓓ 845 Kent Avenue
- ⓔ 190 Wyckoff Avenue
- ⓕ 261 Saint Nicholas Avenue
- ⓖ 1549 DeKalb Avenue
- ⓗ 1843 Eastern Parkway
- Ⓢ 61-10 Myrtle Avenue
- Ⓣ 2 Malcolm X Boulevard
- Ⓤ 421 Marcus Garvey Boulevard

- ⓓ 751 Myrtle Avenue
- ⓕ 1290 Fulton Street
- ⓖ 951 Bedford Avenue
- ⓗ 11 Lewis Avenue
- Ⓢ 270 Skillman Street

NORTHEAST BROOKLYN & QUEENS TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



NORTHEAST BROOKLYN & QUEENS Q4 2021 REPORT

THE NORTHEAST QUEENS TEAM

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