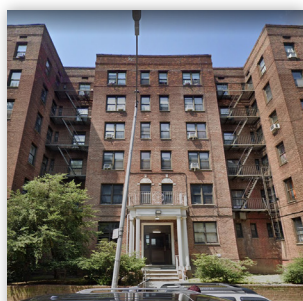


An aerial photograph of a city skyline, likely New York City, showing numerous skyscrapers and a winding highway. The image is split diagonally from the bottom left to the top right. The upper-left portion shows the city in grayscale, while the lower-right portion is a solid black gradient.

CENTRAL & EAST BROOKLYN **MARKET REPORT**

Q1 2022

IPRG



550-556 EAST 21ST ST



701-713 AVENUE C



87 EAST 53RD ST



615 CROWN ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	550-556 East 21st Street	\$8,800,000	54	Flatbush
2	701-713 Avenue C	\$7,925,000	47	Kensington
3	87 East 53rd Street	\$3,800,000	24	East Flatbush
4	615 Crown Street	\$3,800,000	27	Crown Heights South
5	429 Autumn Avenue	\$2,833,000	19	East New York
6	1703 Carroll Street	\$1,500,000	4	Crown Heights South
7	302 East 46th Street	\$1,400,000	6	East Flatbush
8	635 Alabama Avenue	\$1,225,000	4	East New York
9	374 East 52nd Street	\$1,200,000	4	East Flatbush
10	321 East 54th Street	\$1,200,000	4	East Flatbush
11	52 East 52nd Street	\$1,100,000	6	East Flatbush

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

* 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

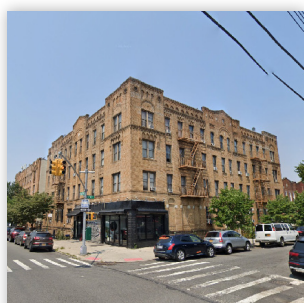
TRANSACTIONS
SOLD

\$34.78M

\$ VOLUME
SOLD

199

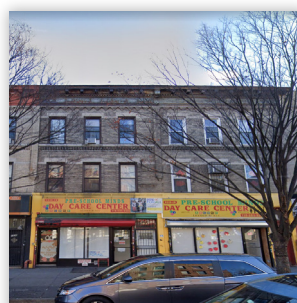
UNITS
SOLD



210 EAST 51ST ST



1082 NOSTRAND AVE



3316-3318 CHURCH AVE



4801 CHURCH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	210 East 51st Street	\$5,400,000	40	East Flatbush
2	1082 Nostrand Avenue	\$3,200,000	8	PLG
3	3316-3318 Church Avenue	\$1,850,000	6	East Flatbush
4	4801 Church Avenue	\$1,767,500	7	East Flatbush
5	3470 Fulton Street	\$1,500,000	6	East New York
6	2831 Church Avenue	\$1,475,000	5	Flatbush
7	461 New Lots Avenue	\$1,398,049	6	East New York
8	2588 Pitkin Avenue	\$1,250,000	8	East New York
9	184 Buffalo Avenue	\$1,200,000	3	Crown Heights South
10	821 McDonald Avenue	\$1,100,000	4	Kensington
11	627 Church Avenue	\$1,050,000	2	Kensington

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

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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

11

TRANSACTIONS
SOLD

\$21.19M

\$ VOLUME
SOLD

95

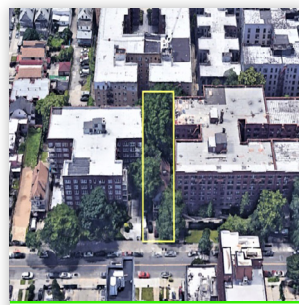
UNITS
SOLD



2864-2880 ATLANTIC AVE



621 EAST 21ST ST



342 LENOX RD



329 LINDEN BLVD

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	2864-2880 Atlantic Avenue	\$7,500,000	109,028	East New York
2	621 East 21st Street	\$5,205,000	27,400	Flatbush
3	342 Lenox Road	\$3,400,000	32,164	Flatbush
4	329 Linden Boulevard	\$2,000,000	14,100	Flatbush
5	1629 Brooklyn Avenue	\$1,700,000	15,000	East Flatbush
6	5 Site Package	\$1,625,000	19,164	East New York
7	1815 Nostrand Avenue	\$1,450,000	12,000	Flatbush
8	840 New York Avenue	\$1,400,000	10,062	Flatbush
9	1665 Brooklyn Avenue	\$1,310,000	12,000	East Flatbush
10	2748 Atlantic Avenue	\$1,050,000	13,545	East New York

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

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

COMPLETE DEVELOPMENT SITE MARKET METRICS

10

TRANSACTIONS
SOLD

\$26.64M

\$ VOLUME
SOLD

264,463

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in Central & East Brooklyn



32

OF TRANSACTIONS

↑ +220% YoY



\$82.61M

DOLLAR VOLUME

↑ +375% YoY



294

OF UNITS

↑ +297% YoY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$316 N/A	\$496 N/A	N/A
\$/UNIT	\$257,870 N/A	\$400,000 N/A	N/A

FLATBUSH & KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$185 -45% YoY	\$384 N/A	\$139/BSF -20% YoY
\$/UNIT	\$165,790 -27% YoY	\$365,000 N/A	N/A

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$257 +25 YoY	\$251 -24% YoY	\$91/BSF +60% YoY
\$/UNIT	\$232,908 +34% YoY	\$222,515 -1% YoY	N/A

For More Information, Contact:

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MULTIFAMILY

- 1 550-556 East 21st Street
- 2 701-713 Avenue C
- 3 87 East 53rd Street
- 4 615 Crown Street
- 5 429 Autumn Avenue
- 6 1703 Carroll Street
- 7 302 East 46th Street
- 8 635 Alabama Avenue
- 9 374 East 52nd Street
- 10 321 East 54th Street
- 11 52 East 52nd Street

MIXED USE

- 12 210 East 51st Street
- 13 1082 Nostrand Avenue
- 14 3316-3318 Church Avenue
- 15 4801 Church Avenue
- 16 3470 Fulton Street
- 17 2831 Church Avenue
- 18 461 New Lots Avenue
- 19 2588 Pitkin Avenue
- 20 184 Buffalo Avenue
- 21 821 McDonald Avenue
- 22 627 Church Avenue

DEVELOPMENT SITES

- 23 2864-2880 Atlantic Avenue
- 24 621 East 21st Street
- 25 342 Lenox Road
- 26 329 Linden Boulevard
- 27 1629 Brooklyn Avenue
- 28 5 Site Package
- 29 1815 Nostrand Avenue
- 30 840 New York Avenue
- 31 1665 Brooklyn Avenue
- 32 2748 Atlantic Avenue

CENTRAL & EAST BROOKLYN TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



CENTRAL & EAST BROOKLYN Q1 2022 REPORT

THE CENTRAL & EAST BROOKLYN TEAM

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