

Mixed-Use Building Sales

The below study shows Brooklyn commercial mixed-use building sales for 2016, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of sales, average sale price, total units sold, total square footage sold and average price per SF. The below data represents all buildings with residential plus commercial use.

Region	Neighborhood	Dollar Volume	Total Sales	Avg. Sale	Total Units	Total SF	Avg. PPSF*	
Bed Stuy/Bushwick/Crown Heights	Bedford-Stuyvesant	\$ 70,145,865	37	\$ 1,895,834	184	175,450	\$ 395	
	Bushwick	\$ 74,403,570	38	\$ 1,957,989	195	182,378	\$ 417	
	Crown Heights	\$ 80,917,500	20	\$ 4,045,875	204	200,464	\$ 312	
	Crown Heights South	\$ 3,400,000	2	\$ 1,700,000	6	8,267	\$ 412	
	Ocean Hill	\$ 14,472,127	15	\$ 964,808	59	63,205	\$ 233	
Bed Stuy/Bushwick/Crown Heights Total		\$ 243,339,062	112	\$ 2,172,670	648	629,764	\$ 366	
Central Brooklyn	Borough Park	\$ 36,826,229	27	\$ 1,363,934	94	98,860	\$ 383	
	East Flatbush	\$ 52,569,687	45	\$ 1,168,215	235	212,064	\$ 233	
	Flatbush	\$ 15,951,000	13	\$ 1,227,000	62	58,545	\$ 271	
	Flatlands	\$ 3,312,000	5	\$ 662,400	15	15,602	\$ 226	
	Kensington	\$ 7,335,000	5	\$ 1,467,000	18	23,500	\$ 308	
	Lefferts Gardens	\$ 18,429,302	17	\$ 1,084,077	56	60,406	\$ 307	
	Midwood	\$ 42,498,750	21	\$ 2,023,750	130	129,533	\$ 354	
	Prospect Park South	\$ 4,100,000	3	\$ 1,366,667	13	14,200	\$ 319	
	Central Brooklyn Total		\$ 181,021,968	136	\$ 1,331,044	623	612,710	\$ 299
East Brooklyn	Brownsville	\$ 16,124,921	16	\$ 1,007,808	72	82,279	\$ 204	
	Canarsie	\$ 6,368,000	9	\$ 707,556	24	27,218	\$ 261	
	Cypress Hills	\$ 12,286,300	12	\$ 1,023,858	57	54,779	\$ 227	
	East New York	\$ 14,019,549	21	\$ 667,598	78	75,276	\$ 188	
East Brooklyn Total		\$ 48,798,770	58	\$ 841,358	231	239,552	\$ 212	
Greater Downtown Brooklyn	Boerum Hill	\$ 39,160,000	11	\$ 3,560,000	43	44,068	\$ 913	
	Brooklyn Heights	\$ 31,975,000	5	\$ 6,395,000	38	34,685	\$ 919	
	Carroll Gardens	\$ 33,290,000	9	\$ 3,698,889	33	39,190	\$ 855	
	Clinton Hill	\$ 26,968,000	7	\$ 3,852,571	27	41,185	\$ 761	
	Cobble Hill	\$ 5,000,000	2	\$ 2,500,000	8	7,252	\$ 796	
	Columbia Street Waterfront	\$ 5,430,000	2	\$ 2,715,000	8	11,834	\$ 451	
	Crown Heights	\$ 6,217,500	3	\$ 2,072,500	9	9,589	\$ 645	
	Downtown Brooklyn	\$ 51,266,000	2	\$ 25,633,000	38	33,647	\$ 1,272	
	Fort Greene	\$ 12,712,500	4	\$ 3,178,125	20	20,927	\$ 631	
	Gowanus	\$ 3,700,000	2	\$ 1,850,000	9	6,400	\$ 567	
	Park Slope	\$ 29,634,000	8	\$ 3,704,250	31	31,485	\$ 956	
	Prospect Heights	\$ 12,484,000	5	\$ 2,496,800	18	16,048	\$ 773	
	Greater Downtown Brooklyn Total		\$ 257,837,000	60	\$ 4,297,283	282	296,310	\$ 830
	North Brooklyn	East Williamsburg	\$ 101,883,340	27	\$ 3,773,457	196	193,005	\$ 636
Greenpoint		\$ 49,350,000	11	\$ 4,486,364	68	65,505	\$ 816	
Williamsburg		\$ 85,501,980	11	\$ 7,772,907	123	109,902	\$ 705	
North Brooklyn Total		\$ 236,735,320	49	\$ 4,831,333	387	368,412	\$ 692	
South Brooklyn	Brighton Beach	\$ 2,100,000	1	\$ 2,100,000	9	6,624	\$ 317	
	Coney Island	\$ 1,715,000	2	\$ 857,500	8	9,332	\$ 199	
	Gravesend	\$ 12,907,800	12	\$ 1,075,650	36	36,387	\$ 378	
	Manhattan Beach	\$ 1,375,000	1	\$ 1,375,000	3	4,869	\$ 282	
	Marine Park	\$ 1,125,000	1	\$ 1,125,000	4	4,032	\$ 279	
	Mill Basin	\$ 1,025,000	1	\$ 1,025,000	1	3,500	\$ 293	
	Sheepshead Bay	\$ 10,165,000	7	\$ 1,452,143	24	28,465	\$ 374	
	South Brooklyn Total		\$ 30,412,800	25	\$ 1,216,512	85	93,209	\$ 349
West Brooklyn	Bath Beach	\$ 15,541,000	11	\$ 1,412,818	42	49,215	\$ 371	
	Bay Ridge	\$ 50,260,000	28	\$ 1,795,000	97	124,903	\$ 417	
	Bensonhurst	\$ 27,880,000	15	\$ 1,858,667	76	71,484	\$ 416	
	Dyker Heights	\$ 10,843,000	9	\$ 1,204,778	30	30,133	\$ 374	
	Greenwood Heights	\$ 2,775,000	2	\$ 1,387,500	6	5,335	\$ 604	
	Sunset Park	\$ 27,983,500	16	\$ 1,748,969	89	85,728	\$ 365	
	Windsor Terrace	\$ 2,460,000	2	\$ 1,230,000	6	7,856	\$ 298	
	West Brooklyn Total		\$ 137,742,500	83	\$ 1,659,548	346	374,654	\$ 398
Brooklyn Wide		\$ 1,135,887,420	523	\$ 2,171,869	2,602	2,614,611	\$ 419	

* Price per Square Foot

In the mixed-use category, we have verified 523 transactions with a total consideration of over \$1.1B, a slight decrease from \$1.6B from 605 transactions in 2015. The average mixed-use transaction borough-wide was approximately \$2.2M, compared to \$2.7M in 2015. The Central Brooklyn region had the highest number of sales recorded with 136 transactions, followed by the Bed-Stuy/Bushwick/Crown Heights region with 112 transactions. The Greater Downtown Brooklyn region saw the highest dollar volume of mixed-use sales totaling approximately \$257.8M from only 60 sales.

The highest priced mixed-use sale in 2016 was 341 Eastern Parkway in Crown Heights, which sold for approximately \$52M.

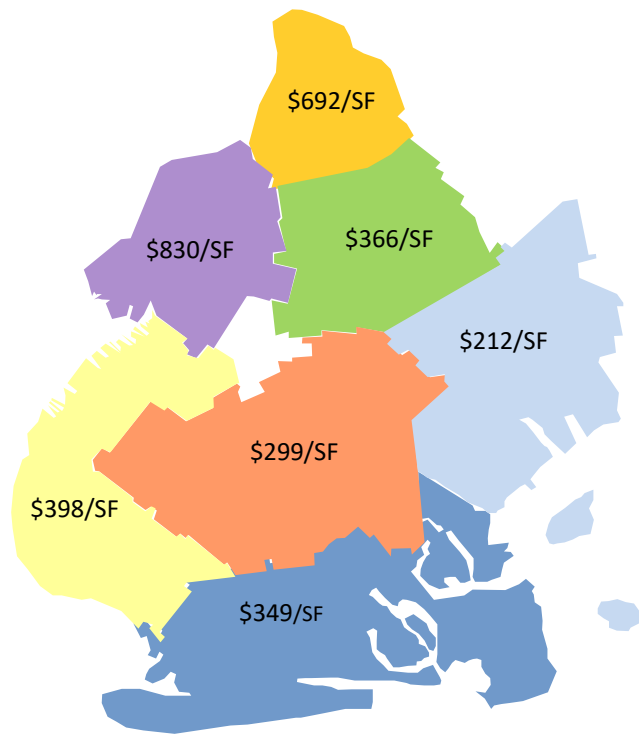


Price Per SF

The average price per SF of mixed-use buildings in 2016 in Brooklyn was \$419, up 15% from 2015's average of \$363. The Greater Brooklyn region had the highest average price per SF at \$830, followed by the North Brooklyn region with an average price per SF of \$692.



The mixed-use sale with the highest price per SF was 68 Willoughby Street in Downtown Brooklyn, which sold for approximately \$1,634 per SF.



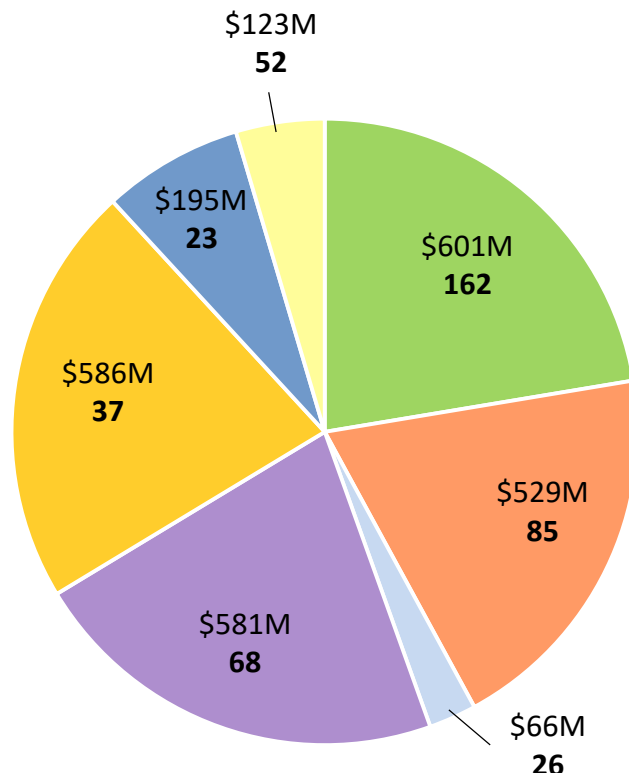
Price Per SF

Transaction and Dollar Volume

In 2016, there was a total of 523 mixed-use sales in Brooklyn totaling approximately \$1.1B. The Central Brooklyn region had the highest number of mixed-use sales with 136 transactions, slightly higher than 2015. The Greater Downtown Brooklyn region had the highest dollar volume totaling approximately \$257.8M, representing 60 sales with an average transaction price of approximately \$4.3M.



The largest mixed-use transaction in 2016 was 341 Eastern Parkway in Crown Heights, which sold for approximately \$52M. The eight-story building contains approximately 86,840 SF and is comprised of 63 units.



Approx. Total \$ Volume in Millions
Total Transactions