

Mixed-Use Building Transactions



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“Although mixed-use transactions were down from 2019 to 2020, both in dollar volume and number of transactions (-23% and -23%, respectively), price per square foot was up from \$475 to \$514.”

In the mixed-use category, we have verified

271

transactions totaling approximately

1.38M SF

The total dollar volume was approximately

\$712M

a 23% decrease from 2019.

The average mixed-use transaction was approximately

\$2.6M



The largest mixed-use transaction in 2020 was 123 Hope Street, aka 432 Rodney Street. The Williamsburg property is comprised of 137 units and approx. 126,000 SF. HUBBNYC paid Adam America Real Estate Group \$83,764,000 for the property.

With a total of

56

transactions, the Central Brooklyn region recorded the most transactions in 2020.

The highest dollar volume was recorded in the Greater Downtown Brooklyn region at

\$204M

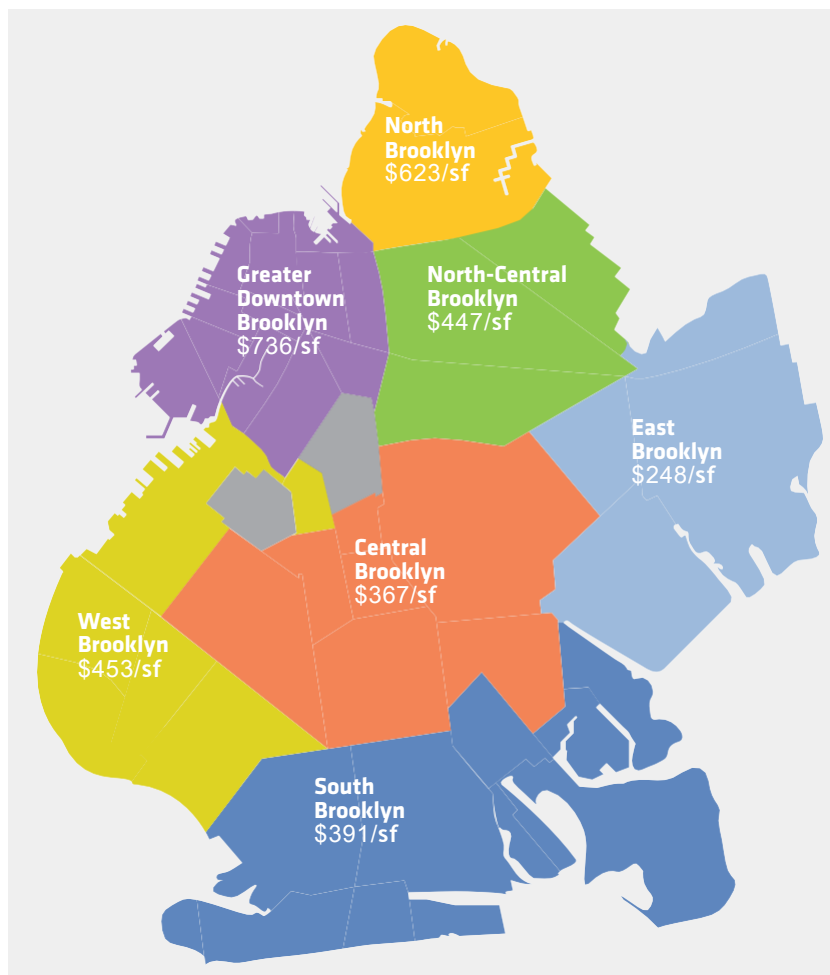
This study shows Brooklyn commercial mixed-use building transactions for 2020, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total square footage sold and average price per SF.

Mixed-Use

Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total units
Borough Park	\$ 39,715,000	21	\$ 1,891,190	94,559	\$ 420	66
East Flatbush	\$ 27,920,391	15	\$ 1,861,359	93,285	\$ 299	100
Flatbush	\$ 4,168,000	2	\$ 2,084,000	13,200	\$ 316	12
Flatlands	\$ 3,700,000	3	\$ 1,233,333	13,592	\$ 272	8
Kensington	\$ 4,540,000	4	\$ 1,135,000	13,308	\$ 341	10
Lefferts Gardens	\$ 8,898,250	5	\$ 1,779,650	19,810	\$ 449	23
Midwood	\$ 6,293,000	5	\$ 1,258,600	14,044	\$ 448	13
Prospect Park South	\$ 1,650,000	1	\$ 1,650,000	2,168	\$ 761	2
Central	\$ 96,884,641	56	\$ 1,730,083	263,966	\$ 367	234
Brownsville	\$ 2,832,500	2	\$ 1,416,250	13,395	\$ 211	13
Canarsie	\$ 625,000	1	\$ 625,000	1,920	\$ 326	3
Cypress Hills	\$ 1,300,000	1	\$ 1,300,000	5,140	\$ 253	5
East NY	\$ 5,540,000	7	\$ 791,429	21,140	\$ 262	18
East	\$ 10,297,500	11	\$ 936,136	41,595	\$ 248	39
Boerum Hill	\$ 19,775,500	6	\$ 3,295,917	23,751	\$ 833	29
Brooklyn Heights	\$ 21,015,042	5	\$ 4,203,008	30,950	\$ 679	30
Carroll Gardens	\$ 7,100,000	3	\$ 2,366,667	13,616	\$ 521	12
Clinton Hill	\$ 55,890,888	1	\$ 55,890,888	66,351	\$ 842	75
Cobble Hill	\$ 7,500,000	3	\$ 2,500,000	8,330	\$ 900	11
Columbia Waterfront	\$ 5,157,250	2	\$ 2,578,625	9,211	\$ 560	10
Downtown	\$ 10,000,000	2	\$ 5,000,000	7,026	\$ 1,423	9
DUMBO	\$ 1,975,000	1	\$ 1,975,000	2,560	\$ 771	3
Fort Greene	\$ 4,695,000	2	\$ 2,347,500	5,642	\$ 832	7
Gowanus	\$ 6,590,000	3	\$ 2,196,667	9,925	\$ 664	10
Park Slope	\$ 41,067,420	10	\$ 4,106,742	64,886	\$ 633	78
Prospect Heights	\$ 19,499,900	7	\$ 2,785,700	26,601	\$ 733	30
Red Hook	\$ 3,390,000	2	\$ 1,695,000	7,795	\$ 435	7
Greater Downtown	\$ 203,656,000	47	\$ 4,333,106	276,644	\$ 736	311
East Williamsburg	\$ 42,595,600	16	\$ 2,662,225	85,610	\$ 498	93
Greenpoint	\$ 16,470,000	7	\$ 2,352,857	31,216	\$ 528	34
Williamsburg	\$ 113,131,981	10	\$ 11,313,198	159,357	\$ 710	168
North	\$ 172,197,581	33	\$ 5,218,109	276,183	\$ 623	295
Bedford Stuyvesant	\$ 32,205,000	17	\$ 1,894,412	76,386	\$ 422	76
Bushwick	\$ 44,737,000	12	\$ 3,728,083	83,971	\$ 533	73
Crown Heights	\$ 12,561,890	11	\$ 1,141,990	33,317	\$ 377	40
Crown Heights South	\$ 3,210,000	3	\$ 1,070,000	10,854	\$ 296	9
Ocean Hill	\$ 3,101,000	3	\$ 1,033,667	9,960	\$ 311	8
North-Central	\$ 95,814,890	46	\$ 2,082,932	214,488	\$ 447	206
Brighton Beach	\$ 9,274,500	4	\$ 2,318,625	18,616	\$ 498	13
Coney Island	\$ 1,025,000	1	\$ 1,025,000	3,405	\$ 301	2
Gravesend	\$ 19,142,450	15	\$ 1,276,163	47,330	\$ 404	46
Marine Park	\$ 7,565,000	9	\$ 840,556	26,657	\$ 284	28
Sheepshead Bay	\$ 12,052,225	9	\$ 1,339,136	29,426	\$ 410	28
South	\$ 49,059,175	38	\$ 1,291,031	125,434	\$ 391	117
Bath Beach	\$ 10,695,000	6	\$ 1,782,500	23,005	\$ 465	23
Bay Ridge	\$ 18,147,500	10	\$ 1,814,750	44,283	\$ 410	46
Bensonhurst	\$ 13,102,000	8	\$ 1,637,750	24,015	\$ 546	24
Dyker Heights	\$ 11,320,000	3	\$ 3,773,333	25,602	\$ 442	16
Fort Hamilton	\$ 2,820,000	2	\$ 1,410,000	7,258	\$ 389	9
Greenwood Heights	\$ 10,100,000	2	\$ 5,050,000	21,700	\$ 465	29
Sunset Park	\$ 10,800,000	6	\$ 1,800,000	27,988	\$ 386	34
Windsor Terrace	\$ 7,250,000	3	\$ 2,416,667	12,173	\$ 596	12
West	\$ 84,234,500	40	\$ 2,105,863	186,024	\$ 453	193

Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total units
Brooklyn Wide	\$ 712,144,287	271	\$ 2,627,839	1,384,334	\$ 514	1,395

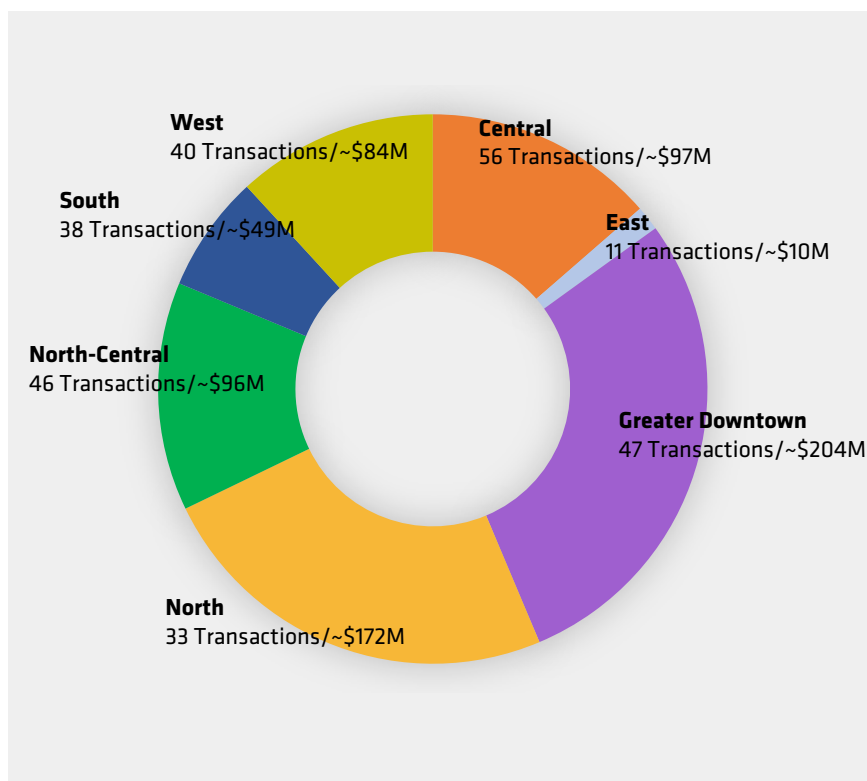
Mixed-Use



Price per SF

The average price per SF of mixed-use buildings in 2020 in Brooklyn was **\$514**, up 8% from 2019's average of \$475.

The Greater Downtown Brooklyn region achieved the highest average price per SF at **\$736**.



Transaction and Dollar Volume

In 2020, there was a total of **271** mixed-use transactions in Brooklyn, for a total consideration of **\$712M**. In 2019, there was a total of 334 transactions totaling approximately \$878M.

The Central Brooklyn region had the highest number of mixed-use transactions with **56**. The Greater Downtown Brooklyn region had the highest dollar volume totaling approximately **\$204M**.