

Other/Special Asset Transactions



Ofer Cohen
Founder & CEO

“ While dollar and transaction volume went down, 2021 showed a larger average sale price for these assets with a much more concentrated focus on Greater Downtown Brooklyn. This region accounted for almost half (40%) of the special asset transactions. ”

In the other/special assets category, we have verified

59

transactions.

The total dollar volume was approximately

\$626M

With a total of

12

transactions, the Greater Downtown Brooklyn region recorded the most trades.

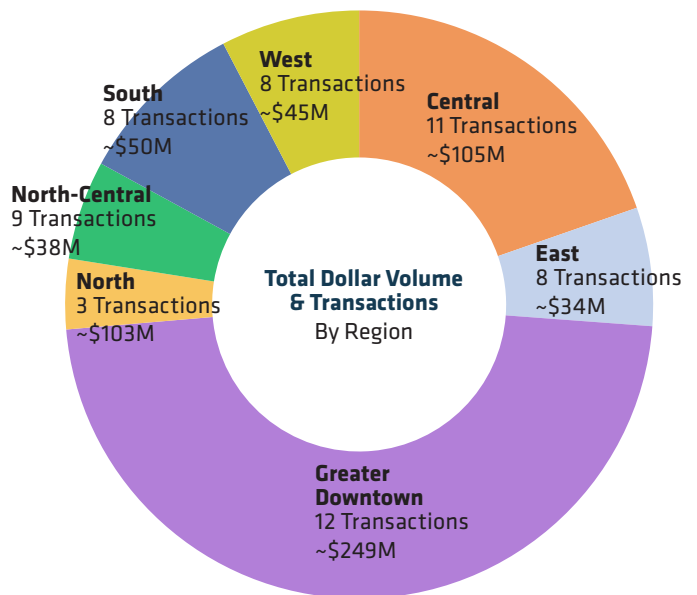
The region with the highest dollar volume was Greater Downtown Brooklyn, with approximately

\$249M

recorded.

Top 5 Other/Special Asset Transactions By Dollar Volume

\$75,000,000	240 Willoughby Street	Greater Downtown
\$45,000,000	61 Bond Street	Greater Downtown
\$40,000,000	135 Linden Blvd	Central
\$31,131,930	5905 Strickland Avenue	South
\$30,000,000	Grand Prospect Hall	Greater Downtown



This study shows Brooklyn commercial other/special asset building transactions for 2021, 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.

Other/Special Assets

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction
Central Brooklyn	Borough Park	\$9,880,000	2	\$4,940,000
	East Flatbush	\$65,400,000	3	\$21,800,000
	Flatbush	\$5,000,000	1	\$5,000,000
	Flatlands	\$690,000	1	\$690,000
	Kensington	\$14,840,000	1	\$14,840,000
	Midwood	\$9,250,000	3	\$3,083,333
	Total/Average	\$105,060,000	11	\$9,550,909
East Brooklyn	Canarsie	\$3,050,000	1	\$3,050,000
	Cypress Hills	\$1,150,000	1	\$1,150,000
	East NY	\$30,012,850	6	\$5,002,142
	Total/Average	\$34,212,850	8	\$4,276,606
Greater Downtown Brooklyn	Boerum Hill	\$58,000,000	2	\$29,000,000
	Downtown Brooklyn	\$56,150,000	3	\$18,716,667
	DUMBO	\$8,533,000	1	\$8,533,000
	Fort Greene	\$75,000,000	1	\$75,000,000
	Park Slope	\$51,568,188	5	\$10,313,638
	Total/Average	\$249,251,188	12	\$20,770,932
North Brooklyn	East Williamsburg	\$12,271,500	1	\$12,271,500
	Greenpoint	\$8,000,000	1	\$8,000,000
	Williamsburg	\$82,722,728	1	-
	Total/Average	\$102,994,228	3	\$34,331,409
North-Central Brooklyn	Bedford-Stuyvesant	\$18,408,634	3	\$6,136,211
	Bushwick	\$18,500,000	5	\$3,700,000
	Crown Heights South	\$1,538,000	1	-
	Total/Average	\$38,446,634	9	\$4,271,848
South Brooklyn	Gravesend	\$6,000,000	2	\$3,000,000
	Mill Basin	\$31,131,930	1	\$31,131,930
	Sheepshead Bay	\$13,266,650	5	\$2,653,330
	Total/Average	\$50,398,580	8	\$6,299,823
West Brooklyn	Fort Hamilton	\$27,000,000	1	\$27,000,000
	Greenwood Heights	\$7,850,000	1	\$7,850,000
	Sunset Park	\$10,638,000	6	\$1,773,000
	Total/Average	\$45,488,000	8	\$5,686,000
Brooklyn Wide		\$625,851,480	59	\$10,607,652