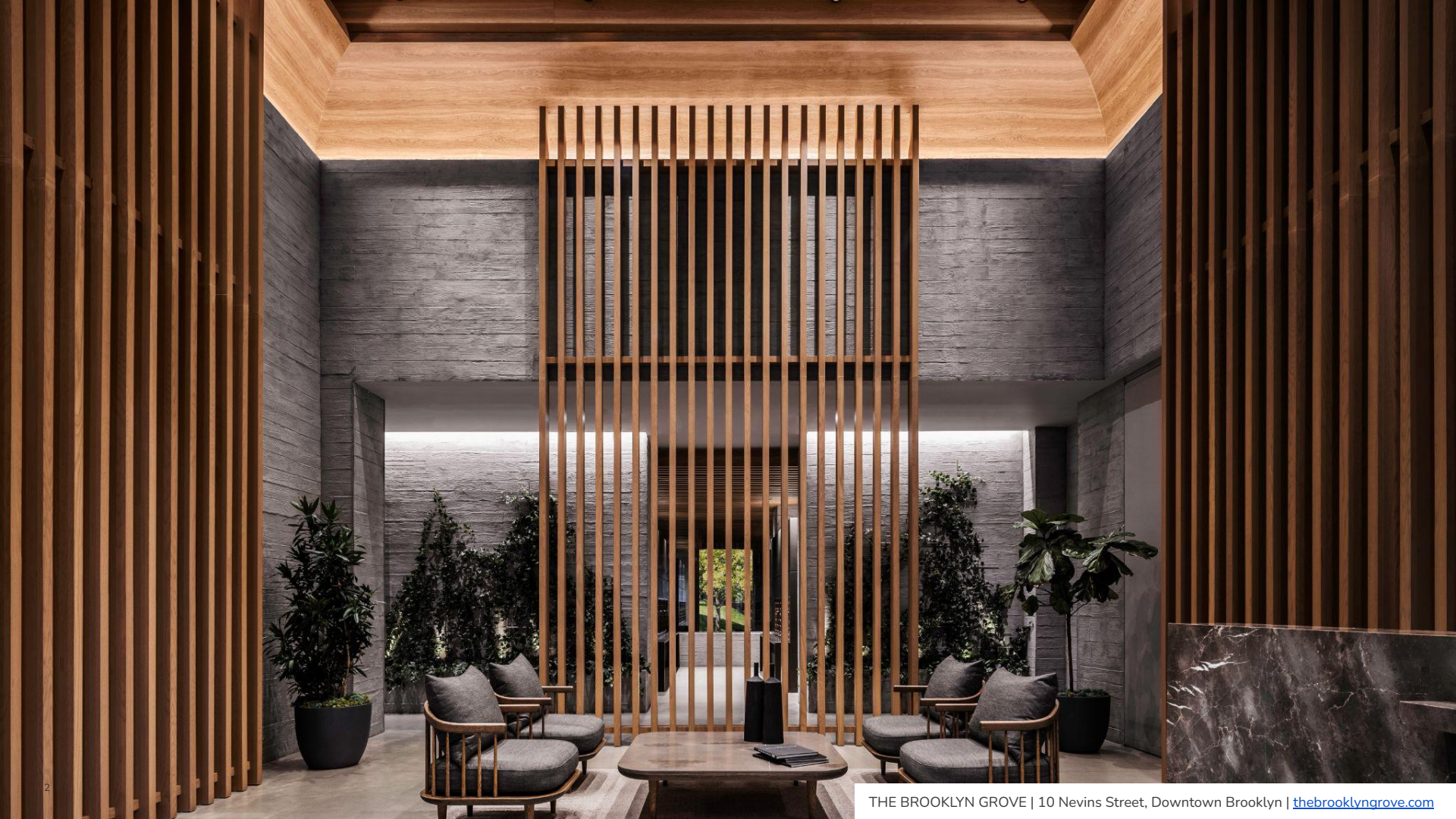


# Brooklyn

## New Development Status Update

### Second Quarter 2022



# Brooklyn

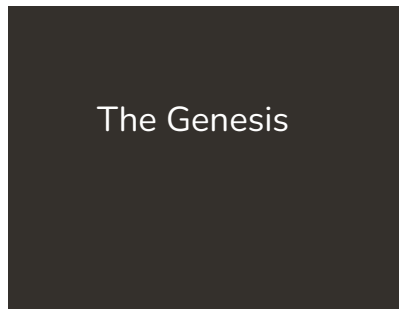
## New Developments Currently Selling

*Pages 4 to 12*

*\*Represents BHSDM Projects*



373 Prospect  
Place



The Genesis



The Conover



# What's New

## Developments that launched in Q2 2022

Address	Name	# of Units	Website
373 Prospect Place	-	6	<a href="#">Visit Website</a>
136 14th Street	The Genesis	10	<a href="#">Visit Website</a>
199 Conover Street	The Conover	22	<a href="#">Visit Website</a>
670 Union Street	Timber House	14	<a href="#">Visit Website</a>

NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	CONTRACTS	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Bedford - Stuyvesant	1021 Bedford Avenue	---	15	0	0	15	\$1,172	-	0%	0%	<a href="#">Visit Website</a>
Bedford - Stuyvesant	1325 Herkimer Street	The Hill	32	22	5	5	\$816	\$803	69%	16%	<a href="#">Visit Website</a>
Bedford - Stuyvesant	151 Quincy Street	---	11	8	0	3	-	\$1,011	73%	0%	N/A
Bedford - Stuyvesant	197 Quincy Street	---	10	6	4	0	-	\$1,148	60%	40%	N/A
Bedford - Stuyvesant	224 Clifton Place	---	24	21	0	3	-	\$1,038	88%	0%	N/A
Bedford - Stuyvesant	279 Sumpter Street	Calming One	17	2	1	14	\$881	\$855	12%	6%	<a href="#">Visit Website</a>
Bedford - Stuyvesant	401 Gates Avenue	---	16	2	0	14	-	\$915	13%	0%	N/A
Bedford - Stuyvesant	627 Dekalb Avenue	---	35	29	0	6	-	\$992	83%	0%	N/A
Bedford - Stuyvesant	707 Willoughby Avenue	---	20	16	4	0	\$1,109	\$973	80%	20%	<a href="#">Visit Website</a>
Bedford - Stuyvesant	950 Bushwick Avenue	---	10	0	0	10	-	-	0%	0%	N/A
Bushwick	1066 Jefferson Avenue	---	15	0	0	15	\$971	-	0%	0%	<a href="#">Visit Website</a>
Bushwick	1206 Putnam Avenue	---	21	0	1	20	\$819	-	0%	5%	N/A
Bushwick	1421 Hancock Street	---	10	2	1	7	\$786	\$1,035	20%	10%	<a href="#">Visit Website</a>
East Williamsburg	850 Metropolitan Avenue	The Milk Factory	32	28	1	3	-	1,196	88%	3%	<a href="#">Visit Website</a>
Greenpoint	1080 Lorimer Street	---	29	0	9	20	\$1,429	-	0%	31%	<a href="#">Visit Website</a>
Greenpoint	120 Java Street	---	15	0	13	2	\$2,015	-	0%	87%	<a href="#">Visit Website</a>
Greenpoint	153 Green Street	---	10	7	1	2	\$1,763	\$1,391	70%	10%	<a href="#">Visit Website</a>

Projects in bold represent Brown Harris Stevens Development Marketing projects.

Greenpoint	183 McGuinness Boulevard	Parker House	24	0	1	23	\$1,416	-	0%	4%	N/A
Greenpoint	186 Huron Street	---	10	0	9	1	\$1,393	-	0%	90%	N/A
Greenpoint	975 Manhattan Avenue	---	11	3	6	2	-	1,152	27%	55%	N/A
Ocean Hill	163 Macdougall Street	---	10	0	2	8	\$855	-	0%	20%	N/A
Stuyvesant Heights	153 Chauncey Street	---	16	0	0	16	\$928	-	0%	0%	N/A
Stuyvesant Heights	342 Chauncey Street	The Chauncey	7	3	1	3	\$877	\$846	43%	14%	N/A
Stuyvesant Heights	618 Monroe Street	---	10	7	0	3	-	\$895	70%	0%	N/A
Stuyvesant Heights	819 Lexington Avenue	---	10	8	1	1	\$832	865	80%	10%	N/A
Williamsburg	147 Hope Street	---	38	36	1	1	\$1,806	\$1,222	95%	3%	<a href="#">Visit Website</a>
Williamsburg	175 Jackson Street	175 Jackson	14	7	3	4	\$1,467	\$1,246	50%	21%	<a href="#">Visit Website</a>
Williamsburg	184 Kent Avenue	Austin Nichols House	338	297	3	38	\$1,718	\$1,416	88%	1%	<a href="#">Visit Website</a>
Williamsburg	215 North 10th Street	NX	31	0	27	4	\$1,714	-	0%	87%	<a href="#">Visit Website</a>
Williamsburg	429 Kent Avenue	Oosten	227	190	2	35	\$1,238	\$1,195	84%	1%	<a href="#">Visit Website</a>
Williamsburg	510 Driggs Avenue	---	44	0	33	11	\$1,865	-	0%	75%	<a href="#">Visit Website</a>
Williamsburg	62 North 3rd Street	---	8	7	0	1	-	\$1,512	88%	0%	N/A
Williamsburg	710 Metropolitan Avenue	The Umbrella Factory	69	0	0	69	\$1,460	-	0%	0%	<a href="#">Visit Website</a>
Williamsburg	738 Grand Street	---	10	0	5	5	\$1,282	-	0%	50%	N/A

Projects in bold represent Brown Harris Stevens Development Marketing projects.

NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	UNITS IN CONTRACT	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Brooklyn Heights	1 Clinton Street	1 Clinton Street	133	104	7	22	\$1,792	\$1,589	78%	5%	<a href="#">Visit Website</a>
Brooklyn Heights	50 Bridge Park Drive	Quay Tower	126	57	2	67	\$1,923	\$1,709	45%	2%	<a href="#">Visit Website</a>
<b>Downtown Brooklyn</b>	<b>10 Nevins Street</b>	<b>The Brooklyn Grove</b>	<b>184</b>	<b>143</b>	<b>2</b>	<b>39</b>	<b>\$1,382</b>	<b>\$1,289</b>	<b>78%</b>	<b>1%</b>	<a href="#">Visit Website</a>
Downtown Brooklyn	11 Hoyt Street	11 Hoyt	481	326	35	120	\$1,552	\$1,416	68%	7%	<a href="#">Visit Website</a>
Downtown Brooklyn	112 Fleet Place	The Alfred On Fleet	23	13	6	4	\$1,284	\$1,251	57%	26%	N/A
Downtown Brooklyn	138 Willoughby Street	Brooklyn Point	458	282	9	167	\$1,703	\$1,722	62%	2%	<a href="#">Visit Website</a>
Downtown Brooklyn	211 Schermerhorn Street	211 Schermerhorn Street	48	40	3	5	\$1,363	\$1,251	83%	6%	N/A
Downtown Brooklyn	76 Schermerhorn Street	The Symon	59	52	3	4	\$1,445	\$1,432	88%	5%	N/A
Downtown Brooklyn	9 Dekalb Street	Brooklyn Tower	149	0	0	149	\$2,297	-	0%	0%	<a href="#">Visit Website</a>
DUMBO	168 Plymouth Street	168 Plymouth Street	46	35	2	9	\$1,780	\$1,805	76%	4%	<a href="#">Visit Website</a>
DUMBO	30 Front Street	Olympia Dumbo	76	0	21	55	\$2,204	-	0%	28%	<a href="#">Visit Website</a>
DUMBO	85 Jay Street	Front & York	408	66	33	309	\$1,741	\$1,550	16%	8%	<a href="#">Visit Website</a>
DUMBO	98 Front Street	98 Front Street	165	132	4	29	1816	1612	80%	2%	<a href="#">Visit Website</a>
Vinegar Hill	288 Water Street	---	8	0	1	7	\$1,600	-	0%	13%	<a href="#">Visit Website</a>



NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	UNITS IN CONTRACT	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Clinton Hill	10 Quincy Street	10 Quincy Street	43	0	14	29	\$1,492	-	0%	33%	<a href="#">Visit Website</a>
Clinton Hill	929 Atlantic Avenue	929 Atlantic Avenue	19	0	0	19	-	-	0%	0%	N/A
Crown Heights	1000 Union Street	1000 Union Street	20	15	1	4	-	\$1,127	75%	5%	<a href="#">Visit Website</a>
Crown Heights	111 Montgomery Street	111 Montgomery Street	163	80	10	73	\$1,211	\$1,099	49%	6%	<a href="#">Visit Website</a>
Crown Heights	1226 Saint Marks Avenue	---	8	0	1	7	\$828	-	0%	13%	N/A
Crown Heights	349 Prospect Place	---	6	0	0	6	\$1,513	-	0%	0%	<a href="#">Visit Website</a>
Crown Heights	382 Eastern Parkway	382E Condominiums	45	12	0	33	-	\$817	27%	0%	N/A
Crown Heights	505 Clinton Avenue	---	12	10	0	2	-	\$1,211	83%	0%	<a href="#">Visit Website</a>
Crown Heights	532 Clinton Avenue	---	14	0	11	3	\$1,348	-	0%	79%	<a href="#">Visit Website</a>
Crown Heights	601 Crown Street	---	27	8	0	19	-	\$690	30%	0%	N/A
Crown Heights	805 Washington	The Museum House	37	29	4	4	-	\$1,291	78%	11%	N/A
Crown Heights	906 Bergen Street	---	18	13	3	2	-	\$1,213	72%	17%	N/A



NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	UNITS IN CONTRACT	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Boerum Hill	450 Warren Street	450 Warren	18	2	13	3	\$1,766	\$1,464	11%	72%	<a href="#">Visit Website</a>
Boerum Hill	533 Pacific Street	Post House	41	0	0	41	\$1,675	-	0%	0%	<a href="#">Visit Website</a>
Boerum Hill	561 Pacific Street	---	63	46	2	15	\$1,429	\$1,398	73%	3%	<a href="#">Visit Website</a>
Boerum Hill	58 Saint Marks Place	---	100	82	9	9	\$1,790	\$1,502	82%	9%	<a href="#">Visit Website</a>
Carroll Gardens	145 President Street	145 Carroll Gardens	17	15	0	2	-	\$1,558	88%	0%	<a href="#">Visit Website</a>
Carroll Gardens	45 Garnet Street	---	8	0	2	6	\$1,064	-	0%	25%	<a href="#">N/A</a>
Carroll Gardens	480 Degraw Street	---	14	0	8	6	\$1,522	-	0%	57%	N/A
Cobble Hill	347 Henry Street	5 River Park	25	16	7	2	\$1,976	\$2,066	64%	28%	Visit Website
Cobble Hill	350 Hicks Street	1 River Park	48	0	3	45	-	-	0%	6%	<a href="#">Visit Website</a>
Gowanus	136 14th Street	The Genesis	10	0	0	10	\$1,452	-	0%	0%	<a href="#">Visit Website</a>
Red Hook	160 Imlay Street	160 Imlay	70	46	8	16	\$882	\$856	66%	11%	<a href="#">N/A</a>
Red Hook	199 Conover Street	The Conover	22	0	0	22	\$1,309	-	0%	0%	Visit Website
Red Hook	362 Van Brunt Street	The Van Brunt	12	10	0	2	-	\$968	83%	0%	<a href="#">N/A</a>
Red Hook	40 Huntington Street	---	15	11	0	4	-	\$957	73%	0%	N/A

Projects in bold represent Brown Harris Stevens Development Marketing projects.



NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	UNITS IN CONTRACT	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Bay Ridge	9956 3rd Avenue	The Narrow	40	0	18	22	\$975	-	0%	45%	<a href="#">Visit Website</a>
Brooklyn Heights	1721 West 6th Street	---	15	0	0	15	-	-	0%	0%	N/A
East Flatbush	3311 Newkirk Avenue	3311 Newkirk Avenue	10	9	0	1	\$634	\$639	90%	0%	N/A
East Flatbush	519 Maple Street	---	10	4	2	4	\$677	\$689	40%	20%	N/A
East Flatbush	651 New York Avenue	Hello New York	40	36	0	4	-	\$851	90%	0%	N/A
Flatbush	323 Lenox Road	---	47	0	1	46	\$946	-	0%	2%	<a href="#">Visit Website</a>
Flatbush	458 East 25th Street	Orbit	34	0	2	32	\$914	-	0%	6%	<a href="#">Visit Website</a>
Flatbush	567 Ocean Avenue	---	108	84	10	14	\$937	\$959	78%	9%	<a href="#">Visit Website</a>
Midwood	623 Avenue H	H7 Condominium	38	0	15	23	\$940	-	0%	39%	<a href="#">Visit Website</a>
Park Slope	1 Prospect Park West	---	55	47	5	3	\$1,818	\$1,813	85%	9%	<a href="#">Visit Website</a>
Park Slope	137 4th Avenue	The Butler Collection	7	0	3	4	\$1,342	-	0%	43%	<a href="#">Visit Website</a>
Park Slope	243 4th Avenue	Parlour	19	10	0	9	\$1,468	\$1,411	53%	0%	<a href="#">Visit Website</a>
Park Slope	269 14th Street	---	13	4	0	9	-	\$1,179	31%	0%	N/A
<b>Park Slope</b>	<b>269 4th Avenue</b>	<b>SIX GARFIELD</b>	<b>33</b>	<b>0</b>	<b>21</b>	<b>12</b>	<b>\$1,437</b>	<b>-</b>	<b>0%</b>	<b>64%</b>	<a href="#">Visit Website</a>
Park Slope	350 Butler Street	The Butler Collection	34	0	0	34	\$1,486	-	0%	0%	<a href="#">Visit Website</a>
Park Slope	497 3rd Street	The Homage On Third Street	4	2	0	2	\$1,619	\$1,657	50%	0%	N/A
Park Slope	613 Baltic Street	Baltic	43	41	0	2	-	\$1,418	95%	0%	N/A

Projects in bold represent Brown Harris Stevens Development Marketing projects.

Park Slope	670 Union Street	Timber House	14	0	9	5	\$1,516	-	0%	64%	<a href="#">Visit Website</a>
Prospect Heights	856 Washington Avenue	---	26	20	1	5	\$1,133	\$1,144	77%	4%	<a href="#">Visit Website</a>
Prospect Lefferts Gardens	77 Clarkson Avenue	The Benny	44	26	2	16	\$1,009	\$963	59%	5%	<a href="#">Visit Website</a>
Prospect Park South	232 East 18th Street	Park West	29	20	4	5	-	\$934	69%	14%	<a href="#">Visit Website</a>
South Slope	271 14th Street	---	13	3	0	10	-	\$1,198	23%	0%	N/A
South Slope	575 4th Avenue		70	36	4	30	\$1,240	\$1,155	51%	6%	<a href="#">Visit Website</a>
Sunset Park	229 55th Street	---	7	2	0	5	-	\$745	29%	0%	N/A
Sunset Park	4907 4th Avenue	---	25	23	0	2	-	\$885	92%	0%	N/A

# Brooklyn

## New Development Pipeline Report

*Pages 14 -21*



137 Carlton  
Avenue

# What's Next

Developments that are anticipated  
to launch sales in Q2 of 2022

Name	Address	# of Units	Website
137 Carlton	137 Carlton Avenue	6	-

ADDRESS	DETAILS	CONST. / CONV.	PROJECTED COMPLETION	NEIGHBORHOOD	TYPE	STORIES	UNITS
859 Myrtle Avenue	Under Construction	Construction	2022	Bushwick	Condo / Commercial	7	62
40 Schaefer Street	Under Construction	Construction	2022	Bushwick	Condo	5	10
151 Freeman Street	Under Construction	Construction	2022	Greenpoint	Condo	4	6
99 Conselyea	Under Construction	Construction	2022	Williamsburg	Condo	5	5
162 Covert Street	Planned	Construction	2023	Bushwick	Condo	4	8
932 Bushwick Avenue	Planned	Construction	2023	Bushwick	Condo	5	8
923 Bushwick Avenue	Planned	Construction	2023	Bushwick	Condo	5	8
491 Bedford Avenue	Planned	Construction	2023	Williamsburg	Condo	6	6
270 Nostrand Avenue	Planned	Construction	2024	Bedford Stuyvesant	Condo	12	226
15 West Street	Planned	Construction	2025	Greenpoint	Condo / Commercial	5	100
29 Huron Street	Planned	Construction	2025	Greenpoint	Condo	13	171
30 Porte Plaza	Planned	Construction	2025	Greenpoint	Condo	18	181
16 Dupont Street	Planned	Construction	2025	Greenpoint	Condo	40	378
7 Skillman Street	Planned	Construction	2025	Bedford Stuyvesant	Condo	6	75

Projects in bold represent Brown Harris Stevens Development Marketing projects.







ADDRESS	DETAILS	CONST. / CONV.	PROJECTED COMPLETION	NEIGHBORHOOD	TYPE	STORIES	UNITS
219 Jay Street	Planned	Construction	2023	Downtown Brooklyn	Condo	13	27
75 Dekalb Avenue	Planned	Construction	2024	Downtown Brooklyn	Condo	-	275

Projects in bold represent Brown Harris Stevens Development Marketing projects.

ADDRESS	DETAILS	CONST. / CONV.	PROJECTED COMPLETION	NEIGHBORHOOD	TYPE	STORIES	UNITS
434-446 Clinton Avenue	Under Construction	Construction	2022	Clinton Hill	Condo	3	7
137 Carlton Avenue	Under Construction	Construction	2022	Fort Greene	Condo	6	5
61 North Henry Street	Planned	Construction	2023	Crown Heights	Condo	5	6
134 Vanderbilt Avenue	Planned	Construction	2023	Fort Greene	Condo	8	26
990 Franklin Avenue	Planned	Construction	2024	Crown Heights	Condo	6	168
130 St. Felix Street	Planned	Construction	2024	Fort Greene	Condo / Community Facility	23	120

Projects in bold represent Brown Harris Stevens Development Marketing projects.

ADDRESS	DETAILS	CONST. / CONV.	PROJECTED COMPLETION	NEIGHBORHOOD	TYPE	STORIES	UNITS
542 Atlantic Avenue	Under Construction	Construction	2022	Boerum Hill	Condo	11	45
213 Third Avenue	Planned	Construction	2023	Gowanus	Condo	14	80
450 Union Square	Planned	Construction	2023	Gowanus	Condo	8	24
136 14th Street	Planned	Construction	2023	Gowanus	Condo	6	10

Projects in bold represent Brown Harris Stevens Development Marketing projects.

ADDRESS	DETAILS	CONST. / CONV.	PROJECTED COMPLETION	NEIGHBORHOOD	TYPE	STORIES	UNITS
350 Butler Street	Under Construction	Construction	2022	Park Slope	Condo	11	31
1759 Bay Ridge Parkway	Under Construction	Construction	2022	Bay Ridge	Condo	5	13
868-870 New York Avenue	Planned	Construction	2023	Flatbush	Condo	7	10
308 14th Street	Planned	Construction	2023	Park Slope	Condo	5	10
445 Fifth Avenue	Planned	Construction	2024	Park Slope	Condo / Commercial	6	29
263 Prospect Park	Planned	Construction	2024	Park Slope	Condo	5	147
840 Atlantic Avenue	Planned	Construction	2024	Prospect Heights	Condo	17	267
1237 57th Street	Planned	Construction	2024	Borough Park	Condo	3	27
2892 Nostrand Avenue	Planned	Construction	2024	Sheepshead Bay	Condo	9	32



Questions About This Report?  
Email [research@bhsdm.com](mailto:research@bhsdm.com)



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