BROWNSTONE BROOKLYN MARKETREPORT

JANUARY 2022

IPRG

BROWNSTONE BROOKLYN

BROWNSTONE BROOKLYN JANUARY 2022 COMPLETE MARKET METRICS

15

\$ VOLUME SOLD

TRANSACTIONS SOLD

88 UNITS SOLD

131,279 BSF SOLD



ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE	
959 Sterling Place	\$27,865,000	*131,279 BSF	Development	
2 472-474 Grand Avenue	\$5,800,000	8	Multi-Family	
907 Saint Marks Avenue	\$5,125,000	4	Multi-Family	
451 Court Street	\$4,664,624	15	Mixed Use	
409 7th Avenue	\$3,950,000	8	Mixed Use	
187 Waverly Avenue	\$3,219,500	3	Mixed Use	
450 9th Street	\$3,100,000	4	Multi-Family	
329 3rd Street	\$3,000,000	12	Multi-Family	
391 8th Street	\$2,999,999	4	Multi-Family	
291 6th Avenue	\$2,700,000	4	Multi-Family	
SELECT SALES ACTIVITY ABOVE *Development Site / Buildable Square Foo				



472-474 GRAND AVE





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

Does not include 1-3 family properties that are not re-developments

Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238

Neighborhoods: Boerum Hill, Brooklyn Heights, Carroll Gardens, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights North, Downtown Brooklyn, Fort Greene, Gowanus, Greenwood Heights, Park Slope, Prospect Heights, Red Hook, Windsor Terrace

MONTH OVER MONTH

COMPARED TO DECEMBER 2021

% of CHANGE	↓-6% MoM	↓ -42% MoM	🕇 -12% MoM	🖊 -68% МоМ
JANUARY 2022	15	\$71,364,123	88	131,279
DECEMBER 2021	16	\$123,428,546	100	411,907
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD

YEAR OVER YEAR

COMPARED TO JANUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2021	11	\$48,930,900	47	20,000
JANUARY 2022	15	\$71,364,123	88	131,279
% of CHANGE	🕇 +36% YoY	† +46% YoY	🕇 +87% YoY	† +556% YoY

Contact the Brownstone Brooklyn Team For More Information

DEREK BESTREICH **718.360.8802** LUKE SPROVIERO **718.360.8803** ADAM LOBEL **718.360.8815** TOBY WARING **718.360.8837**

37

GABRIEL KATES **718.360.8831** DANIEL SHAWAH **718.360.5335**



IPRG

BROWNSTONE BROOKLYN TEAM

DEREK BESTREICH 718.360.8802 DBestreich@IPRG.com

TOBY WARING 718.360.8837 TWaring@IPRG.com LUKE SPROVIERO 718.360.8803 LSproviero@IPRG.com

GABRIEL KATES 718.360.8831 GKates@IPRG.com ADAM LOBEL 718.360.8815 ALobel@IPRG.com

DANIEL SHAWAH 718.360.5335 DShawah@IPRG.com



IPRG

BROWNSTONE BROOKLYN JANUARY 2022 REPORT

THE BROWNSTONE TEAM

DEREK BESTREICH 718.360.8802 DBestreich@IPRG.com

TOBY WARING 718.360.8837 TWaring@IPRG.com LUKE SPROVIERO 718.360.8803 LSproviero@IPRG.com

GABRIEL KATES 718.360.8831 GKates@IPRG.com ADAM LOBEL 718.360.8815 ALobel@IPRG.com

DANIEL SHAWAH 718.360.5335 DShawah@IPRG.com

718.360.8801

www.IPRG.com