

An aerial photograph of a city skyline, likely New York City, showing numerous skyscrapers and a winding highway. A dark diagonal band runs from the bottom left towards the top right, creating a split background. The text is overlaid on this image.

CENTRAL & EAST BROOKLYN MARKET REPORT

FEBRUARY 2022

IPRG

CENTRAL & EAST BROOKLYN

CENTRAL & EAST BROOKLYN FEBRUARY 2022 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$11.02M

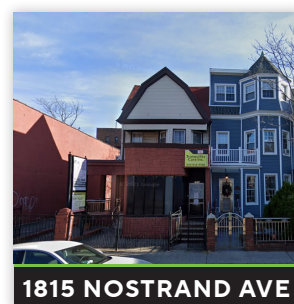
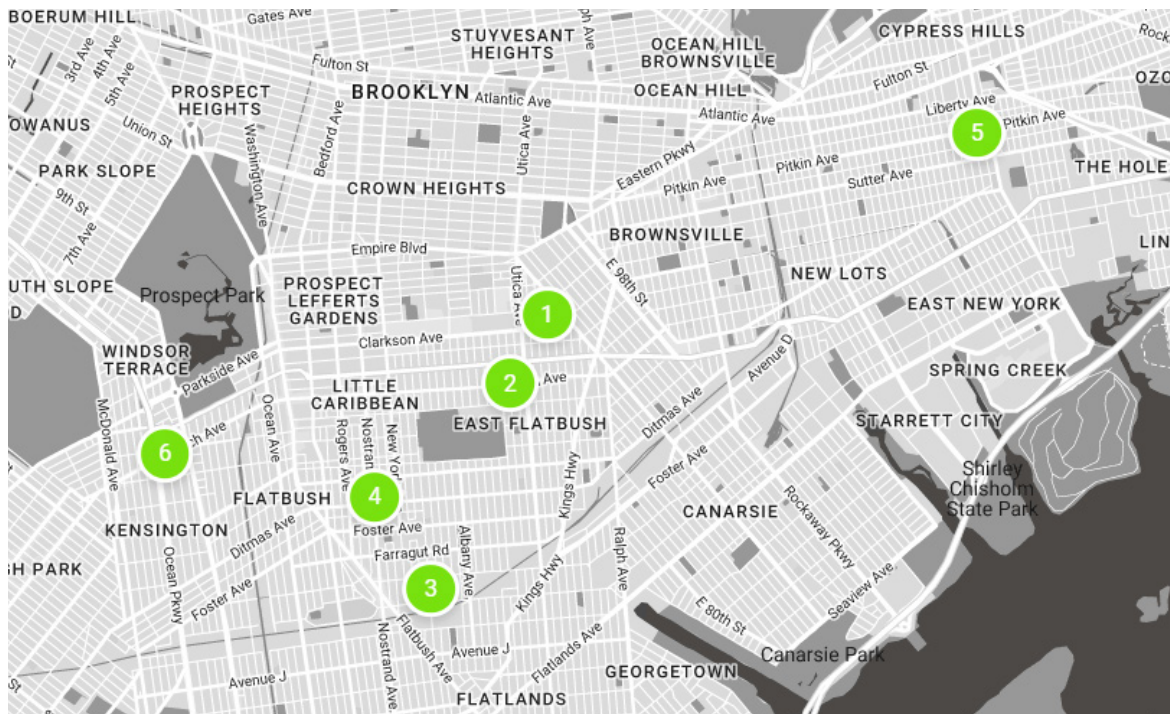
\$ VOLUME SOLD

41

UNITS SOLD

27,000

BSF SOLD



| | ADDRESS | PRICE | TOTAL UNITS | ASSET TYPE |
|---|----------------------|-------------|-------------|--------------|
| 1 | 87 East 53rd Street | \$3,800,000 | 24 | Multi-Family |
| 2 | 4801 Church Avenue | \$1,767,500 | 7 | Mixed Use |
| 3 | 1629 Brooklyn Avenue | \$1,700,000 | *15,000 BSF | Development |
| 4 | 1815 Nostrand Avenue | \$1,450,000 | *12,000 BSF | Development |
| 5 | 2588 Pitkin Avenue | \$1,250,000 | 8 | Mixed Use |
| 6 | 627 Church Avenue | \$1,050,000 | 2 | Mixed Use |

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **February 1, 2022 - February 28, 2022**

Zip Codes: 11203, 11207, 11208, 11210, 11213, 11218, 11225, 11226, 11236

Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington Prospect-Lefferts-Gardens, Prospect Park

MONTH OVER MONTH

COMPARED TO JANUARY 2022

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|----------------------|-------------------|-------------------|-------------------|-------------------|
| JANUARY 2022 | 12 | \$35,446,049 | 124 | 73,664 |
| FEBRUARY 2022 | 6 | \$11,017,500 | 41 | 27,000 |
| % of CHANGE | ↓ -50% MoM | ↓ -69% MoM | ↓ -67% MoM | ↓ -63% MoM |

YEAR OVER YEAR

COMPARED TO FEBRUARY 2021

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|----------------------|-------------------|-------------------|--------------------|-------------------|
| FEBRUARY 2021 | 5 | \$6,230,000 | 18 | 13,774 |
| FEBRUARY 2022 | 6 | \$11,017,500 | 41 | 27,000 |
| % of CHANGE | ↑ +20% YoY | ↑ +77% YoY | ↑ +128% YoY | ↑ +96% YoY |

Contact the Central & East Brooklyn Team For More Information

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