

An aerial photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers and buildings. A diagonal line splits the image from the bottom left to the top right. The area above the line is dark grey, and the area below is black. The text is overlaid on these sections.

CENTRAL & EAST BROOKLYN MARKET REPORT

JANUARY 2022

IPRG

CENTRAL & EAST BROOKLYN

CENTRAL & EAST BROOKLYN JANUARY 2022 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$35.45M

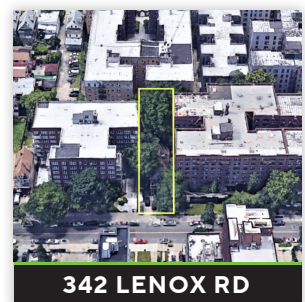
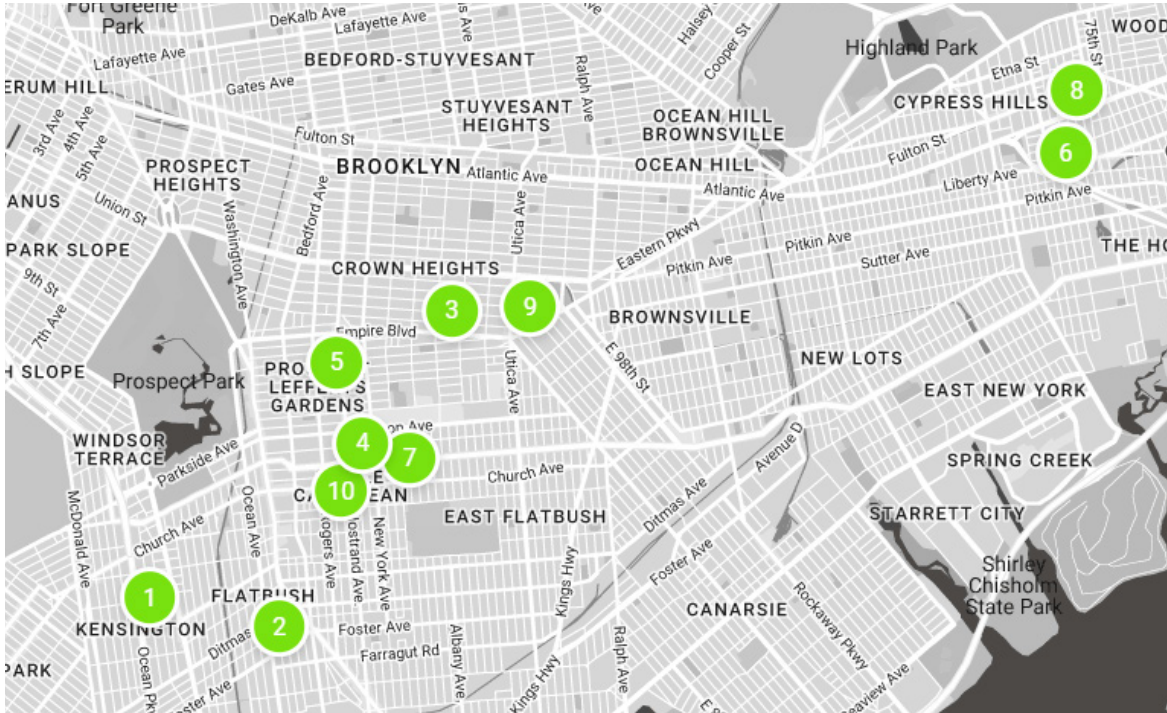
\$ VOLUME SOLD

124

UNITS SOLD

73,664

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	701-713 Avenue C	\$7,925,000	47	Multi-Family
2	621 East 21st Street	\$5,205,000	*27,400 BSF	Development
3	615 Crown Street	\$3,800,000	27	Multi-Family
4	342 Lenox Road	\$3,400,000	*32,164 BSF	Development
5	1082 Nostrand Avenue	\$3,200,000	8	Mixed Use
6	429 Autumn Avenue	\$2,833,000	19	Multi-Family
7	329 Linden Boulevard	\$2,000,000	*14,100 BSF	Development
8	3470 Fulton Street	\$1,500,000	6	Mixed Use
9	1703 Carroll Street	\$1,500,000	4	Multi-Family
10	2831 Church Avenue	\$1,475,000	5	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from January 1, 2022 - January 31, 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 DECEMBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2021	12	\$49,889,000	198	115,108
JANUARY 2022	12	\$35,446,049	124	73,664
% of CHANGE	+/-0% MoM	↓ -29% MoM	↓ -37% MoM	↓ -36% MoM

YEAR OVER YEAR

COMPARED TO JANUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2021	2	\$3,450,000	10	30,100
JANUARY 2022	12	\$35,446,049	124	73,664
% of CHANGE	↑ +500% YoY	↑ +927% YoY	↑ +1,140% YoY	↑ +145% YoY

Contact the Central & East Brooklyn Team For More Information

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