



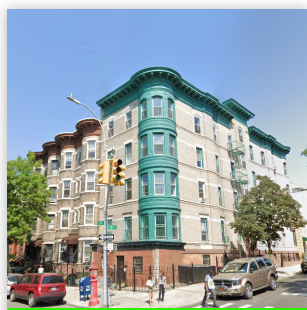
**BROWNSTONE
BROOKLYN
MARKET REPORT**

Q1 2022

IPRG



472-474 GRAND AVE



515 6TH AVE



907 SAINT MARKS AVE



65 2ND PL

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	472-474 Grand Avenue	\$5,800,000	8	Clinton Hill
2	515 6th Avenue	\$5,150,000	9	Park Slope
3	907 Saint Marks Avenue	\$5,125,000	4	Crown Heights
4	65 2nd Place	\$5,100,000	4	Carroll Gardens
5	91 8th Avenue	\$4,825,000	5	Park Slope
6	66 Cranberry Street	\$4,780,000	5	Brooklyn Heights
7	27 Grace Court	\$4,500,000	13	Brooklyn Heights
8	32 Pierrepont Street	\$4,200,000	10	Brooklyn Heights
9	193 Prospect Place	\$3,950,000	4	Prospect Heights
10	287 Carroll Street	\$3,700,000	4	Carroll Gardens
11	94 3rd Place	\$3,500,000	4	Carroll Gardens
12	110-112 Luquer Street	\$3,450,000	4	Carroll Gardens
13	132 Degraw Street	\$3,325,000	4	Cobble Hill
14	450 9th Street	\$3,100,000	4	Park Slope
15	5 4th Place	\$3,100,000	8	Carroll Gardens
16	310 President Street	\$3,075,000	4	Carroll Gardens
17	209 21st Street	\$3,025,000	8	Greenwood Heights
18	329 3rd Street	\$3,000,000	12	Park Slope
19	391 8th Street	\$2,999,999	4	Park Slope
20	558 Henry Street	\$2,850,000	4	Carroll Gardens

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 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 include: Boerum Hill, Brooklyn Heights, Carrol 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

COMPLETE MUTLIFAMILY MARKET METRICS

28

TRANSACTIONS
SOLD

\$94.05M

\$ VOLUME
SOLD

157

UNITS
SOLD



397 ATLANTIC AVE



156 COURT ST



159 CLINTON ST



356-358 7TH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	397 Atlantic Avenue	\$9,250,000	15	Boerum Hill
2	156 Court Street	\$7,065,000	7	Cobble Hill
3	159 Clinton Street	\$6,245,159	2	Downtown Brooklyn
4	356-358 7th Avenue	\$5,350,000	6	Park Slope
5	451 Court Street	\$4,664,624	15	Carroll Gardens
6	276 5th Avenue	\$4,100,000	8	Park Slope
7	409 7th Avenue	\$3,950,000	8	Park Slope
8	67 4th Avenue	\$3,900,000	4	Park Slope
9	151, 153, 155 25th Street	\$3,400,000	4	Greenwood Heights
10	187 Waverly Avenue	\$3,219,500	3	Clinton Hill
11	372 Clinton Avenue	\$3,160,000	4	Clinton Hill
12	542 5th Avenue	\$3,160,000	3	Park Slope
13	531 Henry Street	\$3,017,500	4	Carroll Gardens
14	75 Lafayette Avenue	\$2,550,000	3	Fort Greene
15	1235 Prospect Avenue	\$2,325,000	4	Windsor Terrace
16	500 3rd Avenue	\$1,950,000	3	Gowanus
17	519 Myrtle Avenue	\$1,925,000	9	Clinton Hill
18	366 Atlantic Avenue	\$1,875,000	3	Boerum Hill
19	108 Flushing Avenue	\$1,775,000	8	Fort Greene
20	274 Hall Street	\$1,775,000	4	Clinton Hill

SELECT SALES ACTIVITY ABOVE

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

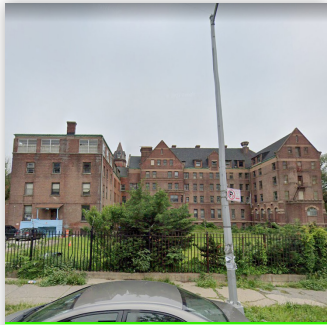
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COMPLETE MIXED-USE MARKET METRICS

24
TRANSACTIONS
SOLD

\$80.63M
\$ VOLUME
SOLD

135
UNITS
SOLD



959 STERLING PL



132 2ND ST



1034 & 1042 ATLANTIC AVE



228-236 13TH ST &
205-207 14TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	959 Sterling Place	\$27,865,000	131,279	Crown Heights
2	132 2nd Street	\$21,600,000	42,214	Gowanus
3	1034 & 1042 Atlantic Avenue	\$14,000,000	24,000	Prospect Heights
4	228-236 13th St & 205-207 14th St	\$11,250,000	39,690	Park Slope
5	250-258 Flatbush Avenue	\$9,735,000	32,999	Park Slope
6	1048 Pacific Street	\$3,643,438	12,650	Crown Heights
7	1024 Pacific Street	\$2,400,000	12,650	Prospect Heights
8	140 Smith Street	\$1,600,000	3,900	Boerum Hill
9	399 Prospect Place	\$1,580,000	5,458	Prospect Heights
10	747-749 Dean Street	\$1,370,000	5,566	Prospect Heights

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

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COMPLETE DEVELOPMENT SITE MARKET METRICS

10

TRANSACTIONS
SOLD

\$95.04M

\$ VOLUME
SOLD

310,406

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in Brownstone Brooklyn



62

OF TRANSACTIONS

↑+88% YoY



\$269.72M

DOLLAR VOLUME

↑+107% YoY



292

OF UNITS

↑+56% YoY

CARROLL GARDENS, COLUMBIA WATERFRONT, GOWANUS, GREENWOOD HEIGHTS, PARK SLOPE & RED HOOK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$793 +41% YoY	\$691 +33% YoY	\$363/BsF -50% YoY
\$/UNIT	\$698,612 +54% YoY	\$707,285 +11% YoY	N/A

BOERUM HILL, BROOKLYN HEIGHTS, COBBLE HILL & DOWNTOWN BROOKLYN

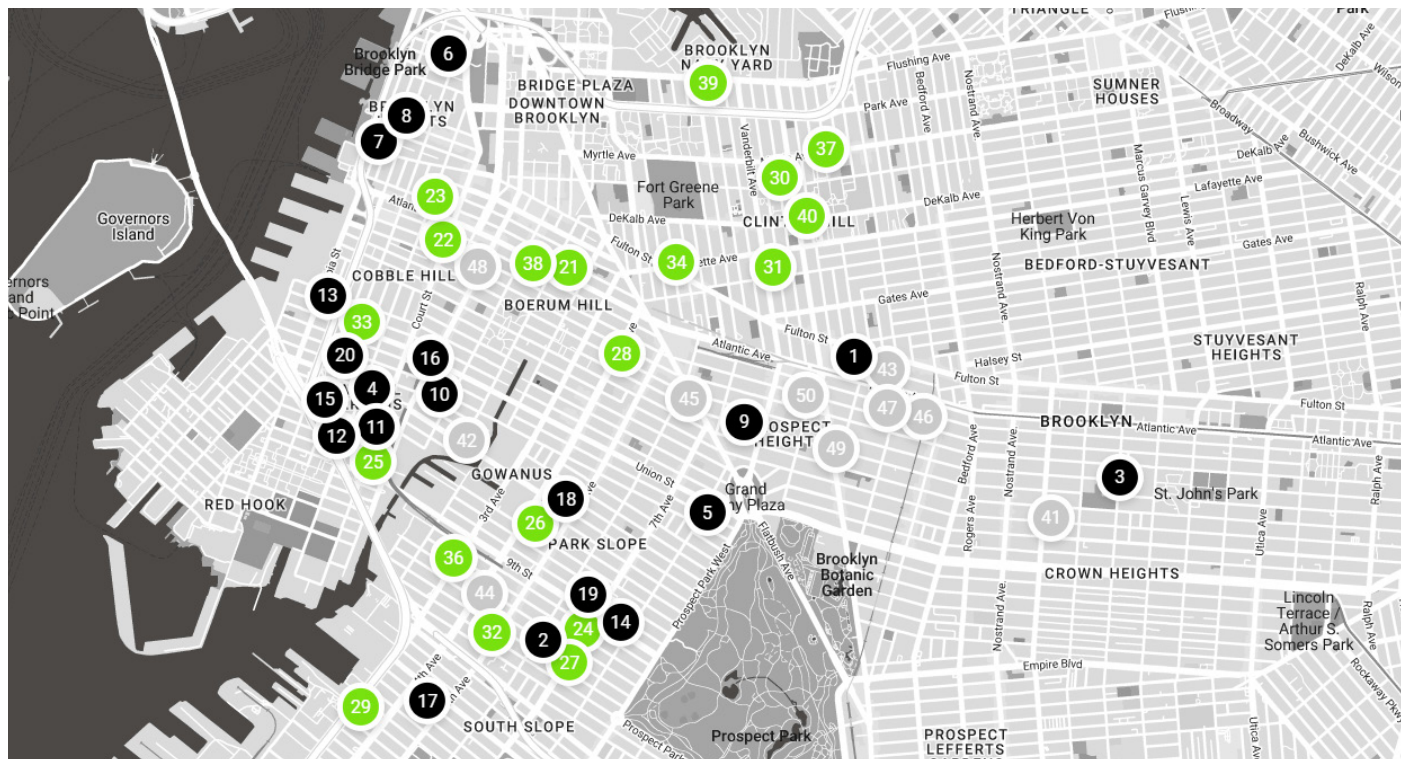
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$736 -39% YoY	\$1,063 +40% YoY	\$410/BsF +6% YoY
\$/UNIT	\$635,681 -35% YoY	\$1,343,383 +115% YoY	N/A

CLINTON HILL, CROWN HEIGHTS NORTH, FORT GREENE & PROSPECT HEIGHTS

	WW	MIXED-USE	DEVELOPMENT
\$/SF	\$559 +35% YoY	\$500 -27% YoY	\$301/BsF -60% YoY
\$/UNIT	\$619,119 +61% YoY	\$524,546 -66% YoY	N/A

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 472-474 Grand Avenue
- 2 515 6th Avenue
- 3 907 Saint Marks Avenue
- 4 65 2nd Place
- 5 91 8th Avenue
- 6 66 Cranberry Street
- 7 27 Grace Court
- 8 32 Pierrepont Street
- 9 193 Prospect Place
- 10 287 Carroll Street
- 11 94 3rd Place
- 12 110-112 Luquer Street
- 13 132 Degraw Street
- 14 450 9th Street
- 15 5 4th Place
- 16 310 President Street
- 17 209 21st Street
- 18 329 3rd Street
- 19 391 8th Street
- 20 558 Henry Street

- 1 397 Atlantic Avenue
- 2 156 Court Street
- 3 159 Clinton Street
- 4 356-358 7th Avenue
- 5 451 Court Street
- 6 276 5th Avenue
- 7 409 7th Avenue
- 8 67 4th Avenue
- 9 151, 153, 155 25th Street
- 10 187 Waverly Avenue
- 11 372 Clinton Avenue
- 12 542 5th Avenue
- 13 531 Henry Street
- 14 75 Lafayette Avenue
- 15 1235 Prospect Avenue
- 16 500 3rd Avenue
- 17 519 Myrtle Avenue
- 18 366 Atlantic Avenue
- 19 108 Flushing Avenue
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- 1 959 Sterling Place
- 2 132 2nd Street
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- 4 228-236 13th St & 205-207 14th St
- 5 250-258 Flatbush Avenue
- 6 1048 Pacific Street
- 7 1024 Pacific Street
- 8 140 Smith Street
- 9 399 Prospect Place
- 10 747-749 Dean Street

BROWNSTONE BROOKLYN TEAM



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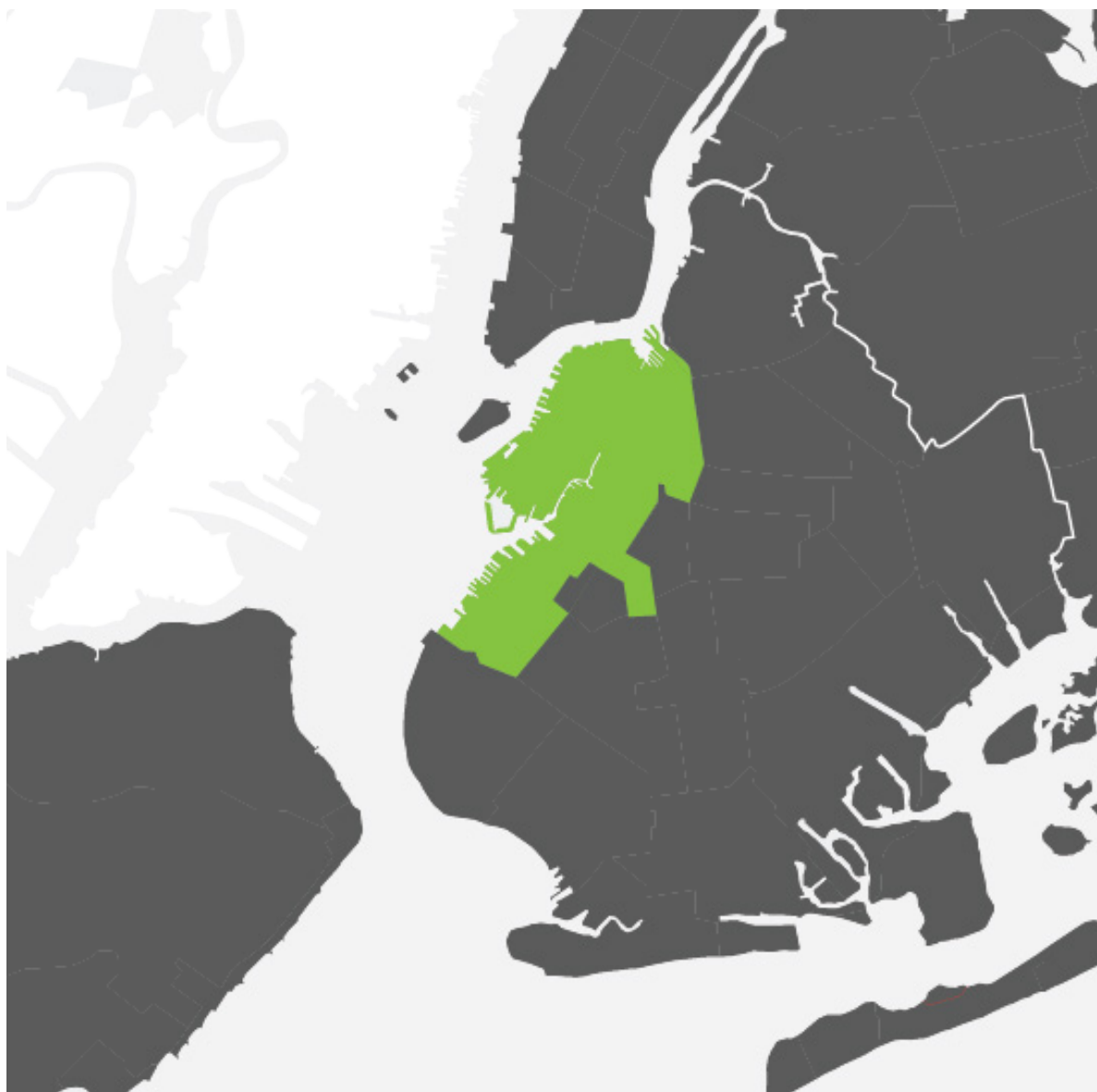
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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



BROWNSTONE Q1 2022 REPORT

THE BROWNSTONE TEAM

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