

An aerial photograph of a city skyline, likely New York City, showing numerous skyscrapers and a winding highway. A diagonal black line runs from the bottom left towards the middle right of the image, creating a split background.

CENTRAL & EAST BROOKLYN **MARKET REPORT**

MARCH 2022

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CENTRAL & EAST BROOKLYN

CENTRAL & EAST BROOKLYN MARCH 2022 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD

131

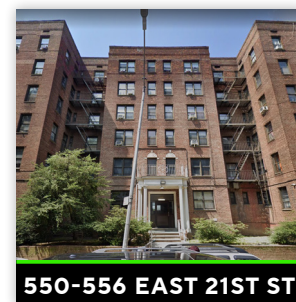
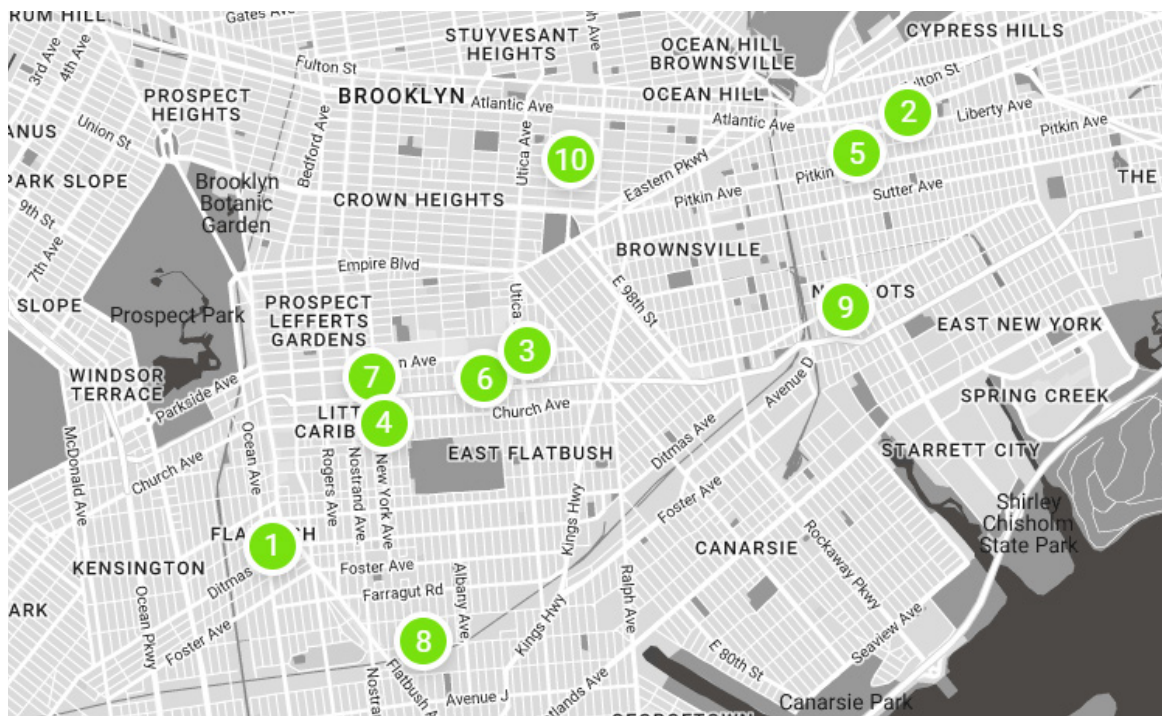
UNITS SOLD

\$38.36M

\$ VOLUME SOLD

172,799

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	550-556 East 21st Street	\$8,800,000	54	Multi-Family
2	2864-2880 Atlantic Avenue	\$7,500,000	*109,028 BSF	Development
3	210 East 51st Street	\$5,400,000	40	Mixed Use
4	3316-3318 Church Avenue	\$1,850,000	6	Mixed Use
5	4 Site Package	\$1,625,000	*19,164 BSF	Development
6	302 East 46th Street	\$1,400,000	6	Multi-Family
7	840 New York Avenue	\$1,400,000	*10,062 BSF	Development
8	1665 Brooklyn Avenue	\$1,310,000	*12,000 BSF	Development
9	635 Alabama Avenue	\$1,225,000	4	Multi-Family
10	184 Buffalo Avenue	\$1,200,000	3	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from March 1, 2022 - March 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 FEBRUARY 2022

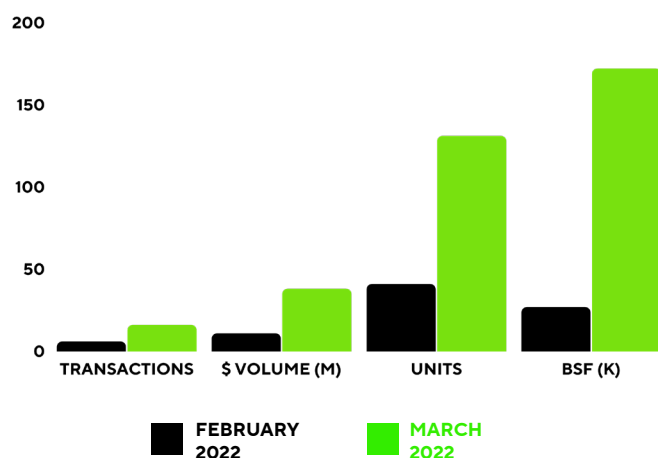
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	6	\$11,017,500	41	27,000
MARCH 2022	16	\$38,360,000	131	172,799
% of CHANGE	↑+167% MoM	↑+248% MoM	↑+220% MoM	↑+540% MoM

YEAR OVER YEAR

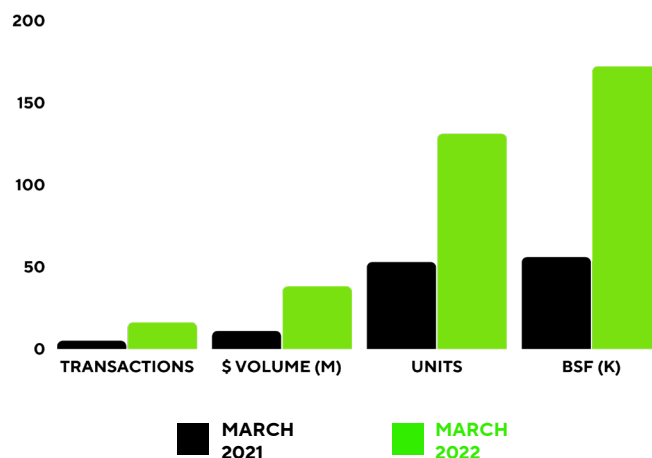
COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2021	5	\$11,210,000	53	56,510
MARCH 2022	16	\$38,360,000	131	172,799
% of CHANGE	↑+220% YoY	↑+242% YoY	↑+147% YoY	↑+206% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

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