



BROWNSTONE BROOKLYN MARKET REPORT

MAY 2022

INVESTMENT PROPERTY REALTY GROUP

24
TRANSACTIONS SOLD

125
UNITS SOLD

\$133.4M
\$ VOLUME SOLD

180,046
BSF SOLD



21-35 DELAVAN ST



572 5TH AVE



76 PIERREPONT ST



16 MONROE PL

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	21-35 Delavan Street	\$32,000,000	*132,000 BSF	Development
2	572 5th Avenue	\$10,275,000	18	Multi-Family
3	76 Pierpont Street	\$8,750,000	5	Multi-Family
4	16 Monroe Place	\$7,850,000	10	Multi-Family
5	184 Sterling Place	\$7,750,000	*19,538 BSF	Development
6	756 Union Street	\$7,350,000	13	Mixed Use
7	187 20th Street	\$5,400,000	8	Multi-Family
8	268 Henry Street	\$4,950,000	10	Multi-Family
9	592 Vanderbilt Avenue	\$4,395,000	8	Multi-Family
10	463 1st Street	\$4,296,390	4	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from May 1, 2022 - May 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 APRIL 2022

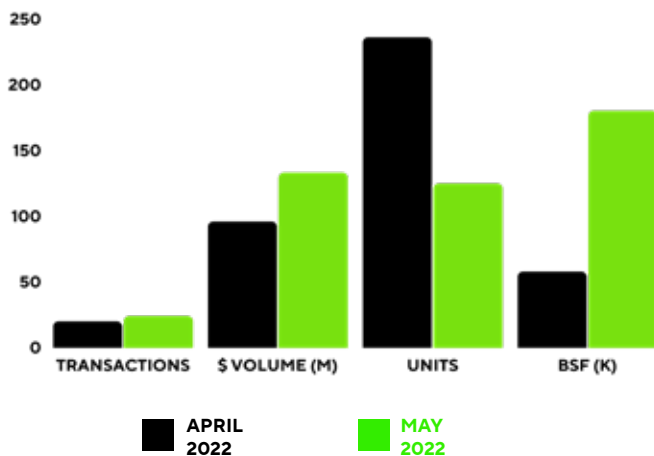
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	20	\$95,932,000	236	57,986
MAY 2022	24	\$133,400,590	125	180,046
% of CHANGE	↑ +20% MoM	↑ +39% MoM	↓ -47% MoM	↑ +210% MoM

YEAR OVER YEAR

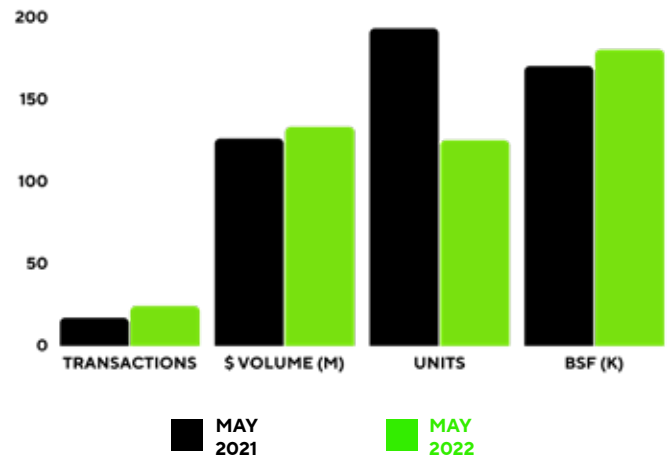
COMPARED TO MAY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2021	17	\$125,630,000	193	170,000
MAY 2022	24	\$133,400,590	125	180,046
% of CHANGE	↑ +41% YoY	↑ +6% YoY	↓ -35% YoY	↑ +6% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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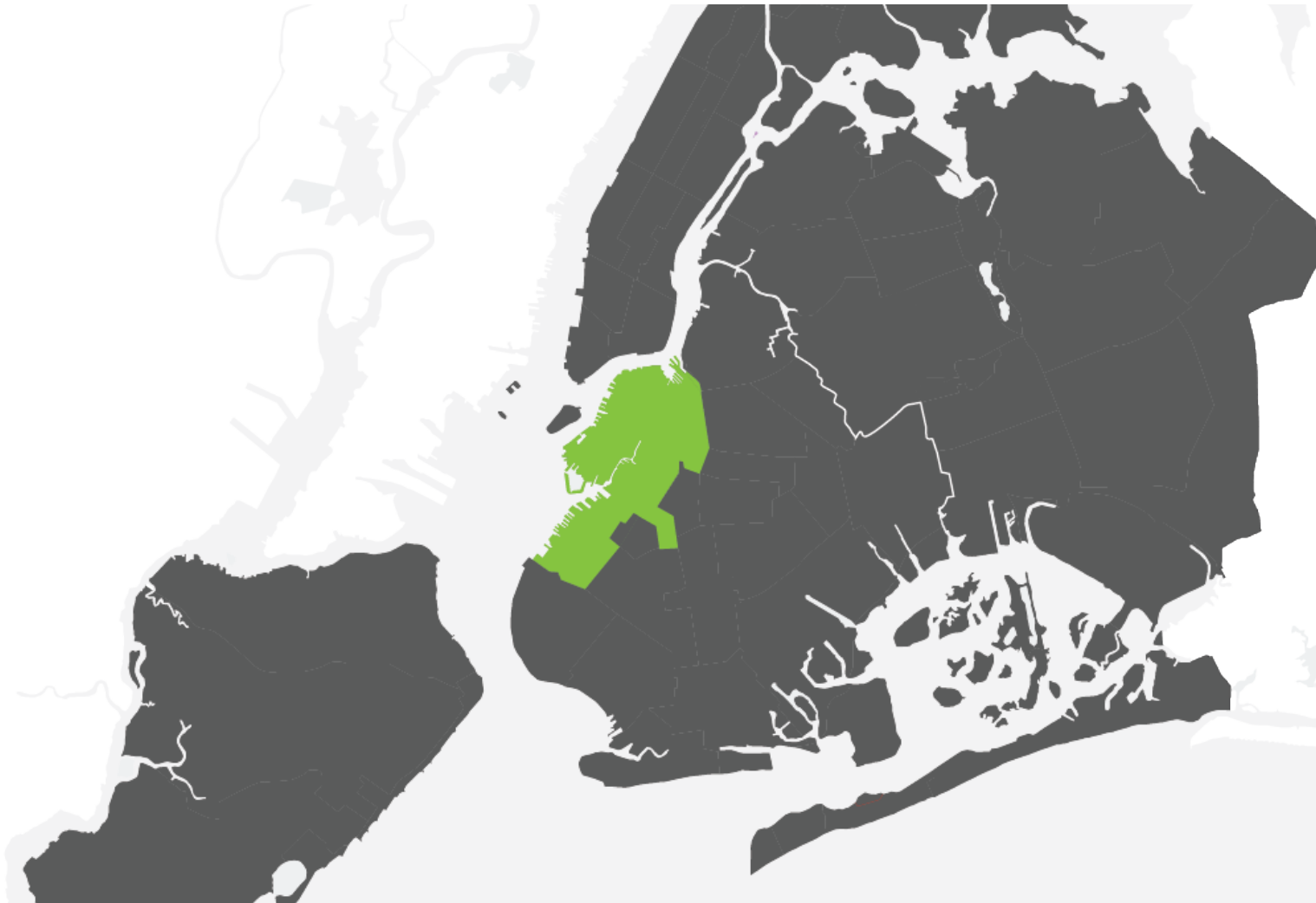
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