



CENTRAL & EAST BROOKLYN MARKET REPORT

MAY 2022

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN

CENTRAL & EAST BROOKLYN MAY 2022 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

110

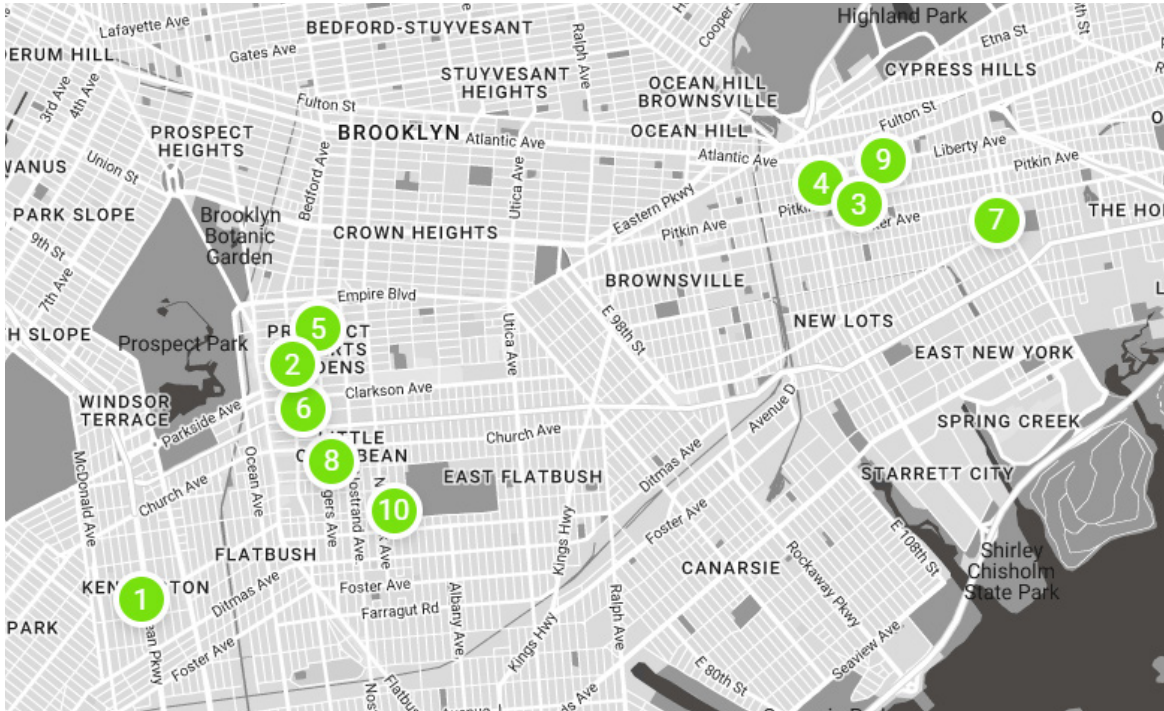
UNITS SOLD

\$28.1M

\$ VOLUME SOLD

75,121

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	450 Ocean Parkway	\$10,353,000	69	Multi-Family
2	1935 Bedford Avenue	\$3,807,497	*29,784 BSF	Development
3	2178-2182 Pitkin Avenue	\$2,700,000	8	Mixed Use
4	240 New Jersey Avenue	\$2,280,000	16	Multi-Family
5	477 Rogers Avenue	\$1,800,000	3	Mixed Use
6	157 Lenox Road	\$1,550,000	*13,760 BSF	Development
7	1144 Blake Avenue	\$1,293,000	4	Multi-Family
8	114 Erasmus Street	\$1,150,000	*11,577 BSF	Development
9	581 Liberty Avenue	\$1,080,000	6	Mixed Use
10	3412 Beverley Road	\$1,060,000	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

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 APRIL 2022

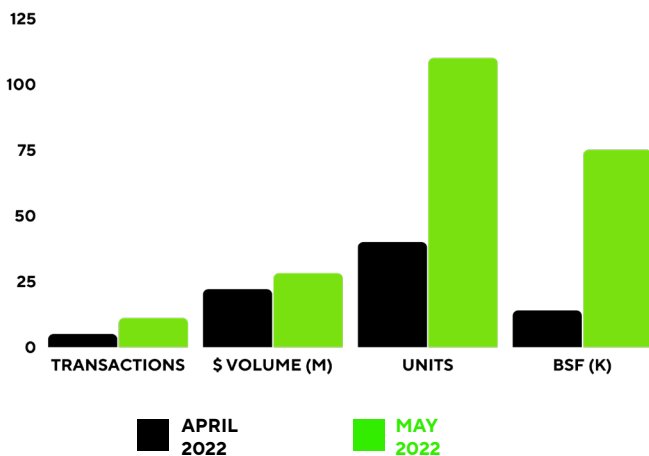
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	5	\$22,000,000	40	14,000
MAY 2022	11	\$28,098,497	110	75,121
% of CHANGE	↑+120% MoM	↑+28% MoM	↑+175% MoM	↑+437% MoM

YEAR OVER YEAR

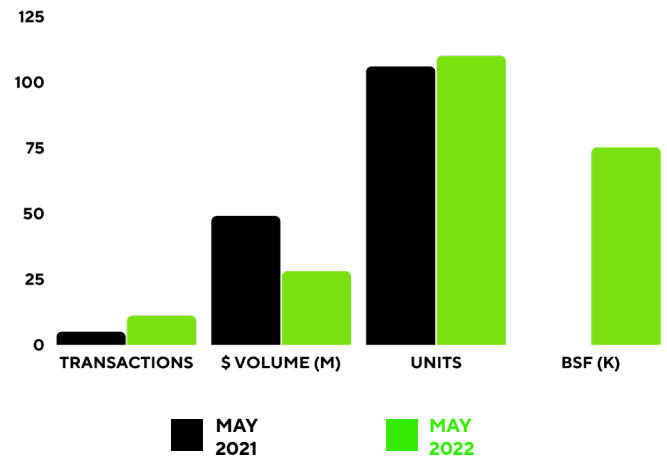
COMPARED TO MAY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2021	5	\$49,195,000	106	0
MAY 2022	11	\$28,098,497	110	75,121
% of CHANGE	↑+120% YoY	↓-43% YoY	↑+4% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

CENTRAL & EAST BROOKLYN TEAM

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THE CENTRAL & EAST BROOKLYN TEAM

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