



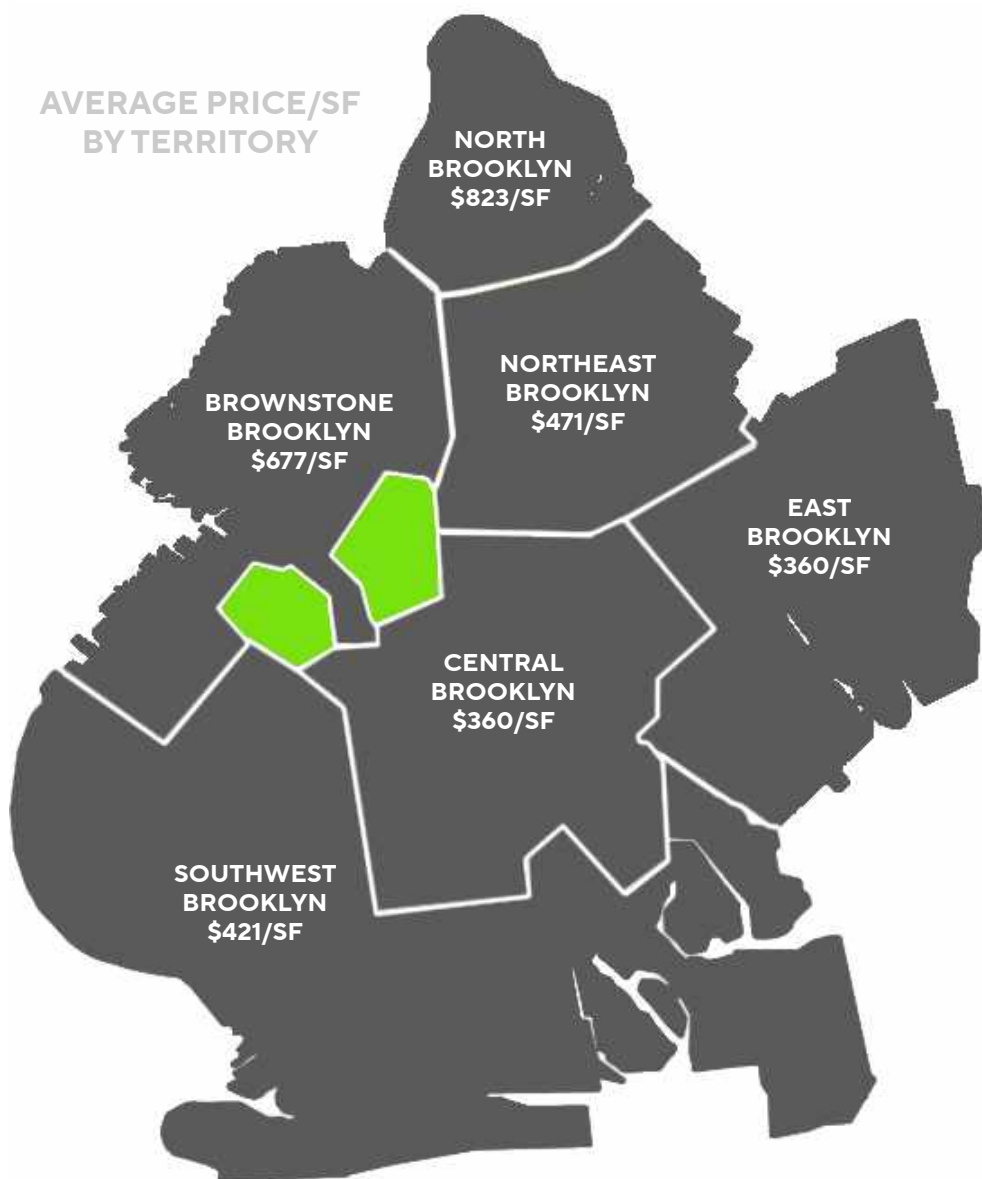
BROOKLYN MARKET REPORT

Q2 2022

INVESTMENT PROPERTY REALTY GROUP

BROOKLYN MARKET OVERVIEW

AVERAGE PRICE/SF
BY TERRITORY



Q2

222

CLOSED TRANSACTIONS

The total number of closed transactions in Q2 2022 increased by **62%** compared to Q2 2021.

\$892M

CLOSED DOLLAR VOLUME

The total dollar volume in Q2 2022 increased by **64%** compared to Q2 2021.

BROOKLYN Q2 2022 CLOSED TRANSACTIONS

105

MULTIFAMILY
TRANSACTIONS SOLD
+44% YoY

67

MIXED-USE
TRANSACTIONS SOLD
+81% YoY

48

DEVELOPMENT
TRANSACTIONS SOLD
+109% YoY

0

INDUSTRIAL
TRANSACTION SOLD
N/A

NORTH BROOKLYN

Q2 2022 COMPLETE MARKET METRICS

46

TRANSACTIONS SOLD

260

UNITS SOLD

\$267.28M

\$ VOLUME SOLD

259,281

BSF SOLD



487 KEAP ST



144-148 NORTH 10TH ST



19-29 CLAY ST



171 CALYER ST

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	487 Keap Street	\$36,300,000	51	Multi-Family
2	144-148 North 10th Street	\$18,500,000	23	Multi-Family
3	19-29 Clay Street	\$15,129,833	*43,441 BSF	Development
4	171 Calyer Street	\$12,393,000	*28,800 BSF	Development
5	88 North 1st Street	\$11,000,000	*32,851 BSF	Development
6	250 North 6th Street	\$10,500,000	20	Multi-Family
7	808 Metropolitan Avenue	\$9,750,000	*58,075 BSF	Development
8	139-141 Broadway	\$9,000,000	9	Mixed Use
9	303-311 Wythe Avenue	\$9,000,000	*16,500 BSF	Development
10	11 Devoe Street	\$8,450,000	10	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods include: Greenpoint & Williamsburg

BROWNSTONE BROOKLYN

Q2 2022 COMPLETE MARKET METRICS

59

TRANSACTIONS SOLD

\$282.74M

\$ VOLUME SOLD

446

UNITS SOLD

238,032

BSF SOLD



4 BUILDING PACKAGE



21-35 DELAVAN ST



475-479 4TH AVE



572 5TH AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	4 Building Package	\$32,500,000	128	Multi-Family
2	21-35 Delavan Street	\$32,000,000	*132,000 BSF	Development
3	475-479 4th Avenue	\$11,097,000	16	Multi-Family
4	572 5th Avenue	\$10,275,000	18	Multi-Family
5	76 Pierrepont Street	\$8,750,000	5	Multi-Family
6	16 Monroe Place	\$7,850,000	10	Multi-Family
7	184 Sterling Place	\$7,750,000	*19,538 BSF	Development
8	756 Union Street	\$7,350,000	13	Mixed Use
9	220-222 16th Street	\$6,200,000	*37,400 BSF	Development
10	187 20th Street	\$5,400,000	8	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 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

NORTHEAST BROOKLYN

Q2 2022 COMPLETE MARKET METRICS

46

TRANSACTIONS SOLD

258

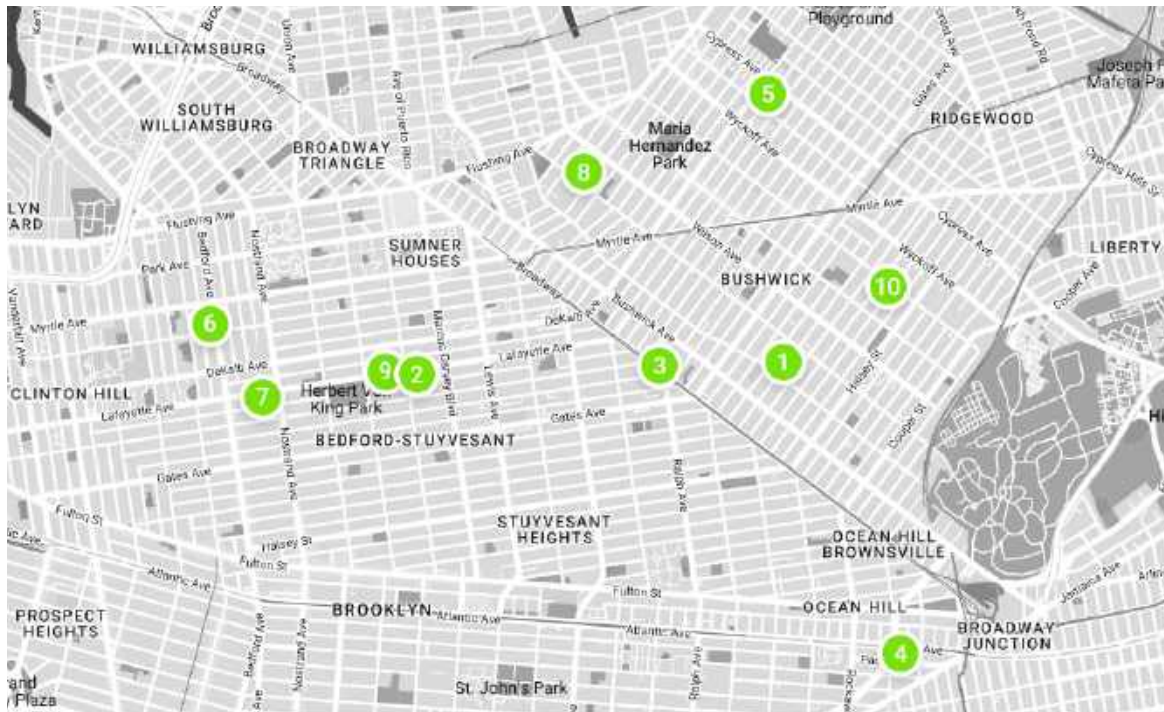
UNITS SOLD

\$128.12M

\$ VOLUME SOLD

95,295

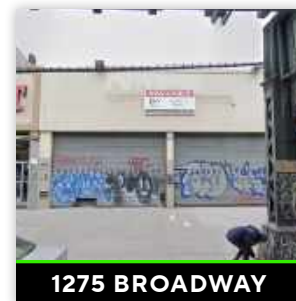
BSF SOLD



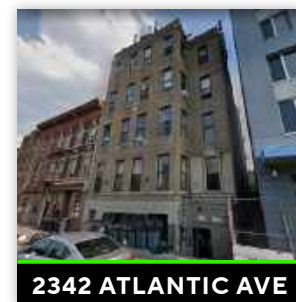
1223 PUTNAM AVE



766 LAFAYETTE AVE



1275 BROADWAY



2342 ATLANTIC AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	1223 Putnam Avenue	\$9,000,000	18	Multi-Family
2	766 Lafayette Avenue	\$7,275,000	13	Mixed Use
3	1275 Broadway	\$6,000,000	*25,135 BSF	Development
4	2342 Atlantic Avenue	\$5,975,000	24	Multi-Family
5	409 Stockholm Street	\$5,625,000	8	Multi-Family
6	910-912 Bedford Avenue	\$5,500,000	*19,200 BSF	Development
7	558 Lafayette Avenue	\$5,050,000	8	Multi-Family
8	248 Melrose Street	\$4,000,000	6	Multi-Family
9	733 Lafayette Avenue	\$3,895,000	8	Multi-Family
10	476 Irving Avenue	\$3,580,000	6	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill

CENTRAL & EAST BROOKLYN

Q2 2022 COMPLETE MARKET METRICS

22

TRANSACTIONS SOLD

\$73.94M

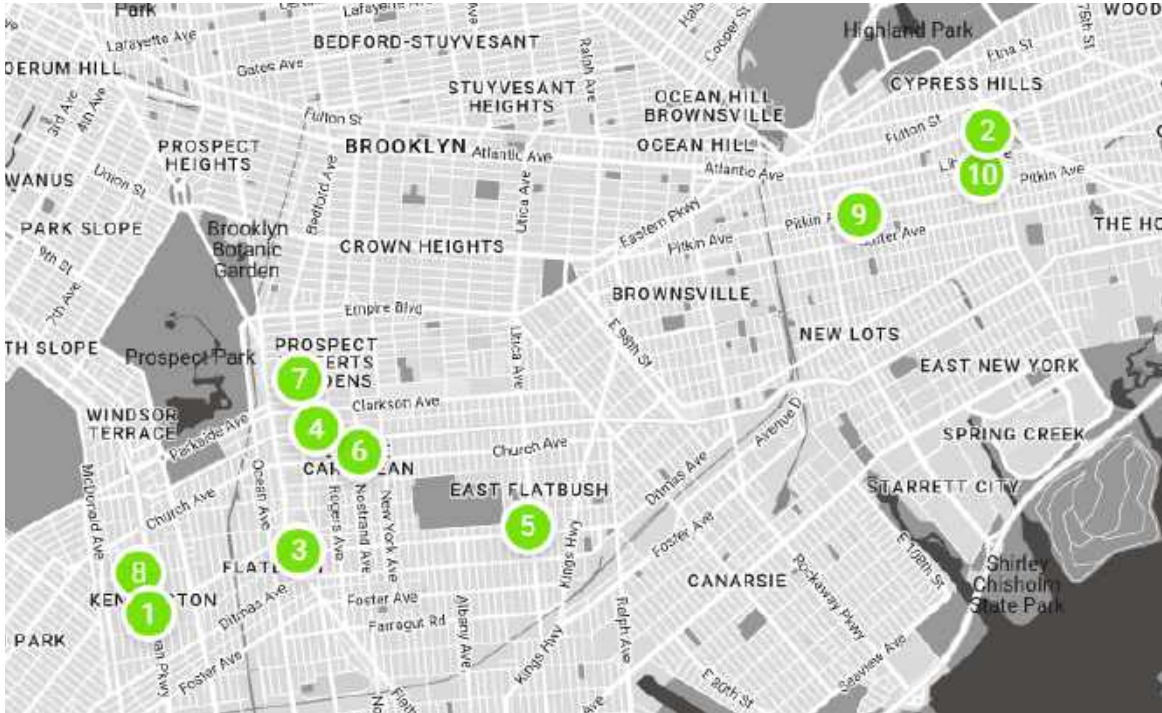
\$ VOLUME SOLD

176

UNITS SOLD

280,440

BSF SOLD



450 OCEAN PKWY



281 LOGAN ST



2203 CLARENDON RD



154 LENOX RD

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	450 Ocean Parkway	\$10,353,000	69	Multi-Family
2	281 Logan Street	\$9,280,000	*280,440 BSF	Development
3	2203 Clarendon Road	\$8,250,000	23	Multi-Family
4	154 Lenox Road	\$6,612,244	*29,240 BSF	Development
5	1144 Utica Avenue	\$5,250,000	*14,000 BSF	Development
6	1421-1423 Nostrand Avenue	\$5,000,000	8	Mixed Use
7	1935 Bedford Avenue	\$3,807,497	*29,784 BSF	Development
8	555 East 5th Street	\$2,800,000	20	Multi-Family
9	2178-2182 Pitkin Avenue	\$2,700,000	8	Mixed Use
10	78-82 Milford Street	\$2,300,000	7	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 11203, 11207, 11208, 11210, 11213, 11225, 11226, 11236

Neighborhoods: Crown Heights South, Cypress Hill, East New York, East Flatbush, Flatbush, Kensington, Prospect Park, Prospect-Lefferts-Gardens

SOUTHWEST BROOKLYN

Q2 2022 COMPLETE MARKET METRICS

49

TRANSACTIONS SOLD

\$139.65M

\$ VOLUME SOLD

301

UNITS SOLD

86,962

BSF SOLD



6201 6TH AVE



472 86TH ST



2301 65TH ST



7609-7615 13TH AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	6201 6th Avenue	\$21,400,000	7	Industrial
2	472 86th Street	\$14,750,000	*19,800 BSF	Development
3	2301 65th Street	\$6,250,000	27	Mixed Use
4	7609-7615 13th Avenue	\$5,200,000	10	Mixed Use
5	5416-5422 4th Avenue	\$5,200,000	37	Multi-Family
6	4802 4th Avenue	\$3,750,000	9	Mixed Use
7	768 45th Street	\$3,500,000	24	Multi-Family
8	5908 7th Avenue	\$3,180,000	3	Mixed Use
9	1060 60th Street	\$3,100,000	5	Multi-Family
10	4301 4th Avenue	\$3,000,000	6	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park



1
POWERFUL
TEAM

750 +
PROPERTIES

OVER
\$2B
TOTAL SALES

IPRG ADVANTAGE OUR PEOPLE



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



DANIEL SHAWAH
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



ANDREW CIPOLLI
ASSOCIATE



HENRY HILL
ASSOCIATE



SAL MONTEVERDE
ASSOCIATE

SALES SUPPORT



BRIAN UNDERKOFER
SALES MANAGER



SERGE SARKISIAN
INVESTMENT ANALYST



MADELINE WOODS
TRANSACTION
COORDINATOR



ELLIANA SILENO
MARKETING
COORDINATOR



MOLLY CATHCART
OPERATIONS
ASSOCIATE



GIUSEPPE GIAMBANCO
ANALYST

BROOKLYN Q2 2022 REPORT

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