



BROWNSTONE BROOKLYN MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN JULY 2022 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$71.63M

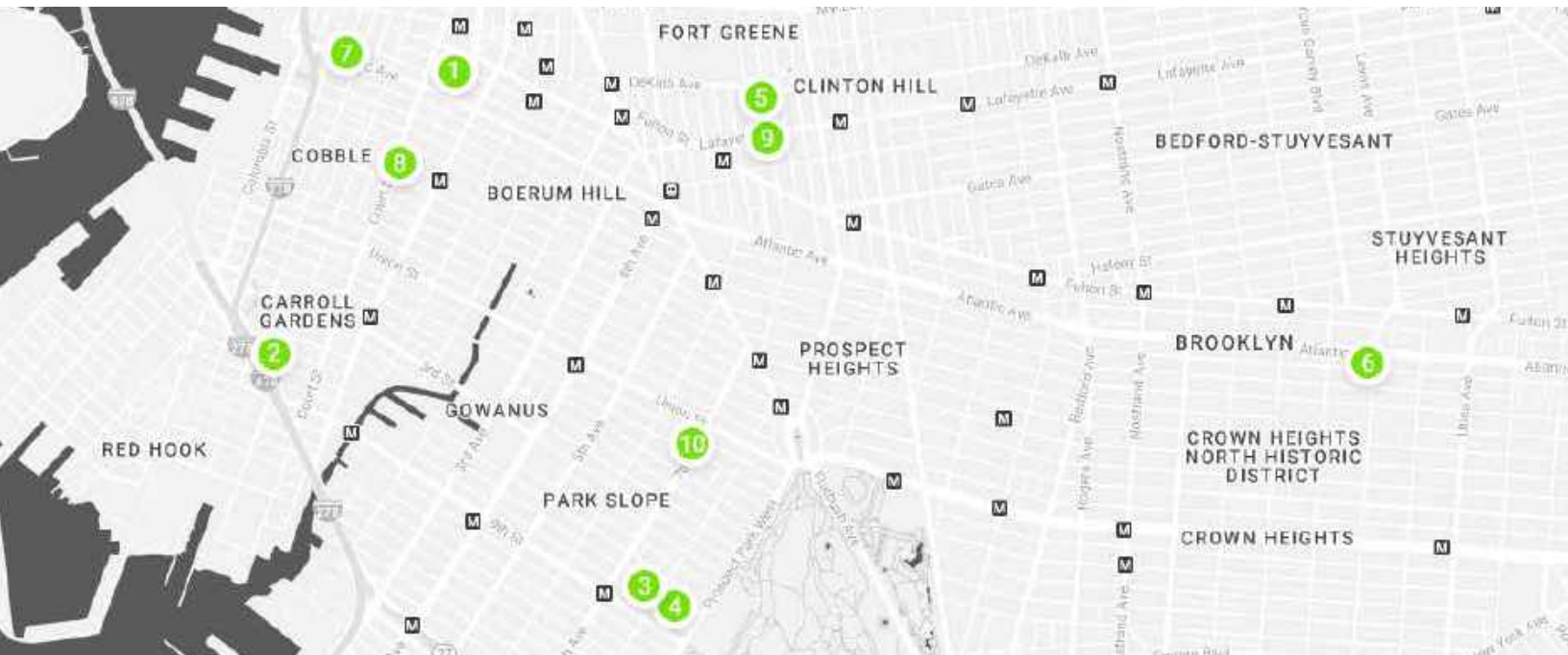
\$ VOLUME SOLD

114

UNITS SOLD

51,270

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	88 Schermerhorn Street	\$11,250,000	Boerum Hill	Development	*39,500 BSF
2	108 Luquer Street	\$10,836,437	Carroll Gardens	Multi-Family	22
3	704 8th Avenue	\$8,000,000	Park Slope	Mixed Use	14
4	566 7th Street	\$6,750,000	Park Slope	Multi-Family	16
5	282 Carlton Avenue	\$3,959,375	Fort Greene	Multi-Family	4
6	68 Troy Avenue	\$3,638,000	Crown Heights	Multi-Family	6
7	101 Atlantic Avenue	\$3,400,000	Brooklyn Heights	Mixed Use	4
8	223 Court Street	\$3,100,000	Cobble Hill	Mixed Use	7
9	312 Carlton Avenue	\$3,000,000	Fort Greene	Multi-Family	7
10	122 7th Avenue	\$2,800,000	Park Slope	Mixed Use	4

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



88 SCHERMERHORN ST



108 LUQUER ST



704 8TH AVE



566 7TH ST

BROWNSTONE BROOKLYN

JULY 2022 MARKET ANALYSIS

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

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 JUNE 2022

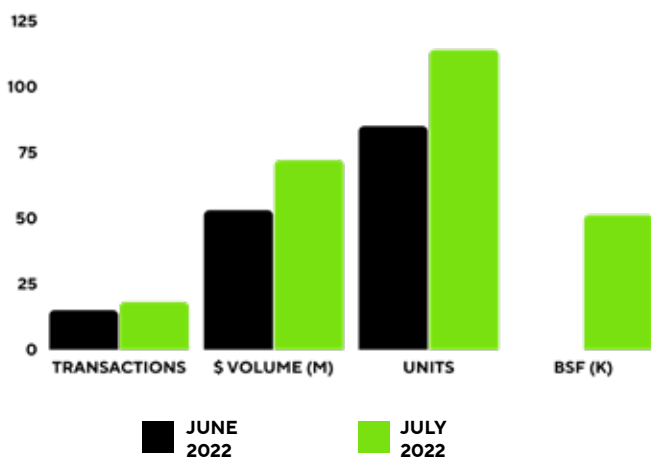
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	15	\$53,409,900	85	0
JULY 2022	18	\$71,630,237	114	51,270
% of CHANGE	↑+20% MoM	↑+34% MoM	↑+34% MoM	N/A

YEAR OVER YEAR

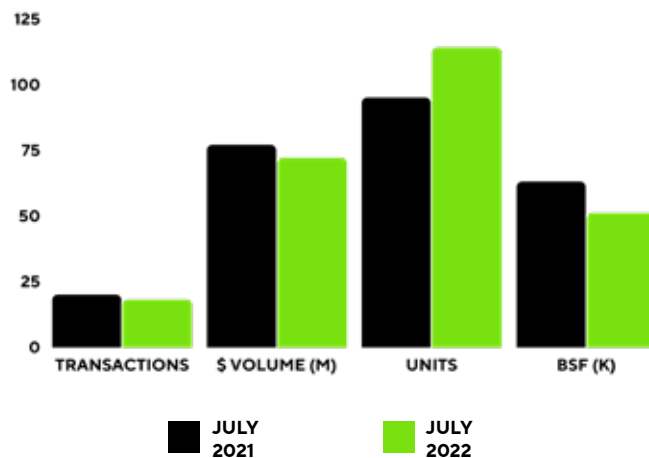
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	20	\$77,130,000	95	62,995
JULY 2022	18	\$71,630,237	114	51,270
% of CHANGE	↓-10% YoY	↓-7% YoY	↑+20% YoY	↓-19% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

DEREK BESTREICH
718.360.8802

LUKE SPROVIERO
718.360.8803

ADAM LOBEL
718.360.8815

TOBY WARING
718.360.8837

DANIEL SHAWAH
718.360.8553



BROWNSTONE BROOKLYN JULY 2022 REPORT

THE BROWNSTONE BROOKLYN TEAM

**DEREK
BESTREICH**

718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**

718.360.8803
luke@iprg.com

**ADAM
LOBEL**

718.360.8815
adam@iprg.com

**TOBY
WARING**

718.360.8837
twaring@iprg.com

**DANIEL
SHAWAH**

718.360.5335
dshawah@iprg.com