



CENTRAL & EAST BROOKLYN MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN JULY 2022 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$11.79M

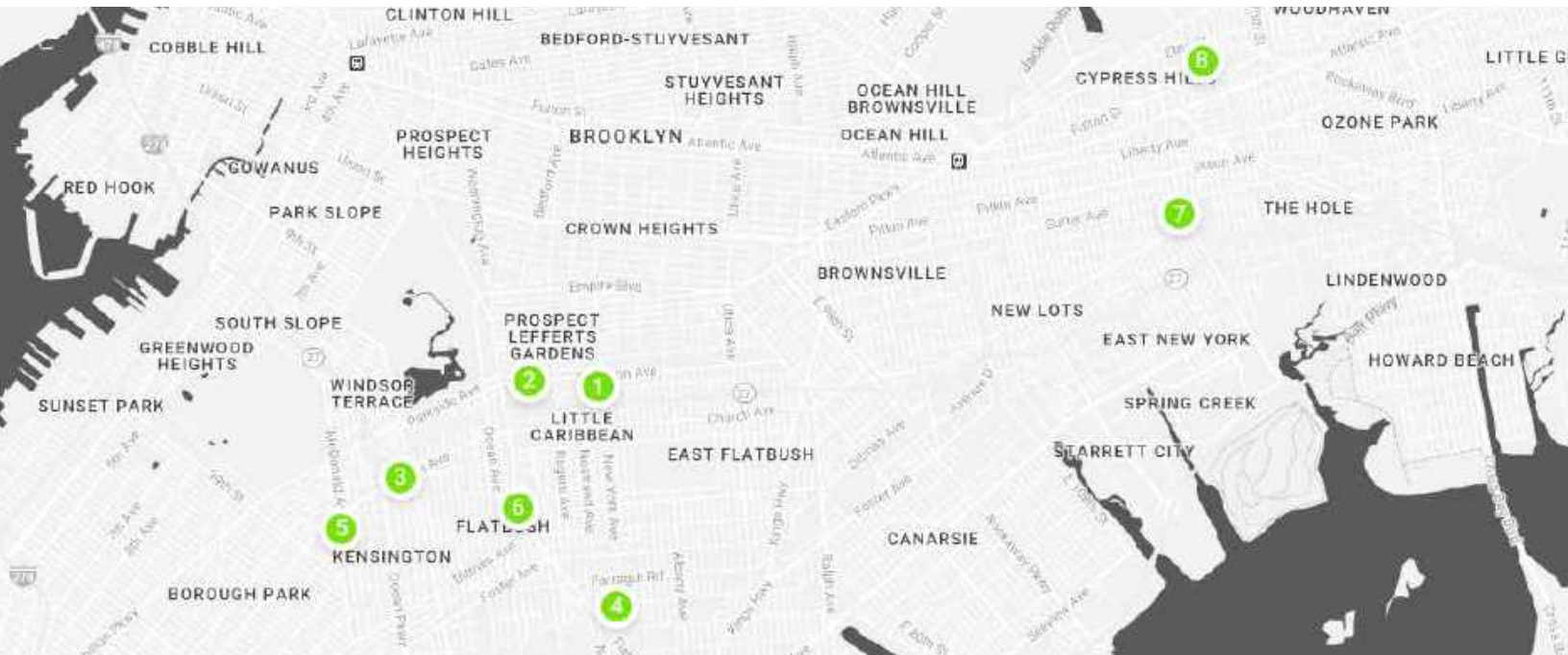
\$ VOLUME SOLD

30

UNITS SOLD

29,150

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	363 Lenox Road	\$2,200,000	Flatbush	Development	*16,250 BSF
2	2031 Bedford Avenue	\$1,975,000	Prospect Lefferts Gardens	Multi-Family	8
3	739 Church Avenue	\$1,700,000	Kensington	Mixed Use	3
4	3216 Glenwood Road	\$1,410,000	East Flatbush	Development	*12,900 BSF
5	530 MC Donald Avenue	\$1,280,000	Kensington	Multi-Family	6
6	1119 Flatbush Avenue	\$1,210,000	Flatbush	Mixed Use	3
7	1147 Blake Avenue	\$1,015,000	East New York	Multi-Family	4
8	165 Crescent Street	\$1,000,000	East New York	Mixed Use	6

*Development Site / Buildable Square Footage



363 LENOX RD



2031 BEDFORD AVE



739 CHURCH AVE



3216 GLENWOOD RD

CENTRAL & EAST BROOKLYN

JULY 2022 MARKET ANALYSIS

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

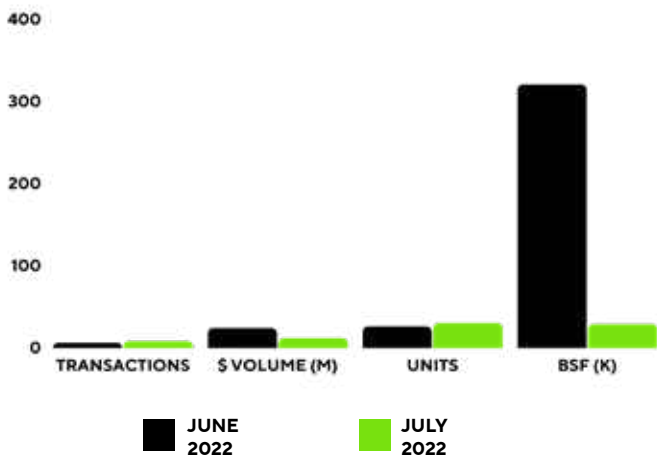
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	6	\$23,843,244	26	319,774
JULY 2022	8	\$11,790,000	30	29,150
% of CHANGE	↑ +33% MoM	↓ -51% MoM	↑ +15% MoM	↓ -91% MoM

YEAR OVER YEAR

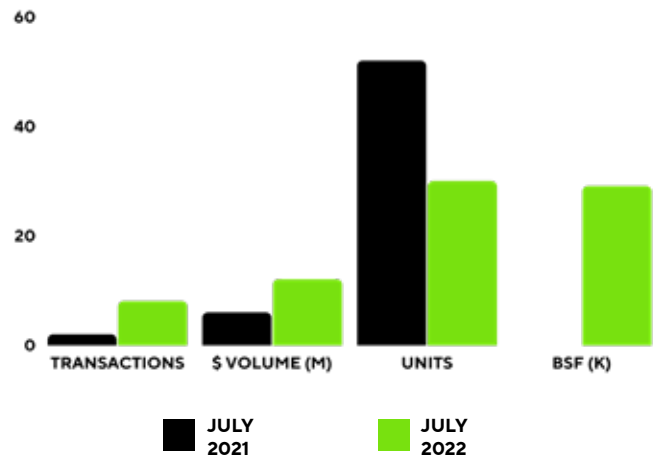
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	2	\$5,865,000	52	0
JULY 2022	8	\$11,790,000	30	29,150
% of CHANGE	↑ +300% YoY	↑ +101% YoY	↓ -42% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

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A low-angle, black and white photograph of several skyscrapers reaching towards a cloudy sky. The buildings are arranged in a circular pattern, creating a sense of height and scale. The sky is a uniform grey, providing a stark contrast to the dark, geometric lines of the buildings.

IPRG

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