



BROWNSTONE BROOKLYN MARKET REPORT

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN AUGUST 2022 COMPLETE MARKET METRICS

17

TRANSACTIONS SOLD

\$99.31M

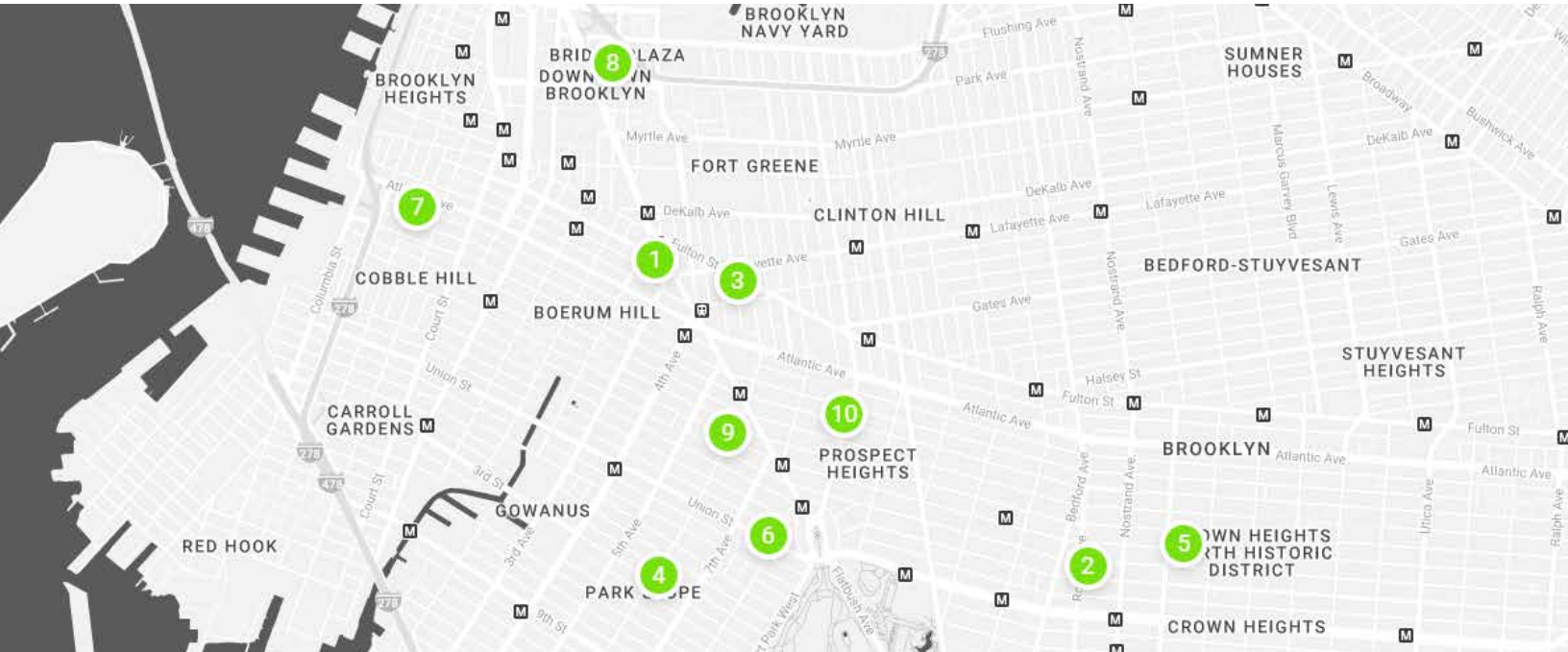
\$ VOLUME SOLD

163

UNITS SOLD

214,450

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	358-376 Livingston St & 60 Flatbush Ave	\$25,500,000	Downtown Brooklyn	Development	*188,000 BSF
2	792 Sterling Place	\$24,000,000	Crown Heights	Multi-Family	82
3	666 Fulton Street	\$7,500,000	Fort Greene	Mixed Use	7
4	311 6th Avenue	\$5,500,000	Park Slope	Multi-Family	8
5	945 Park Place	\$4,000,000	Crown Heights	Multi-Family	16
6	913 Union Street	\$3,925,000	Park Slope	Multi-Family	4
7	115 Pacific Street	\$3,800,000	Cobble Hill	Mixed Use	5
8	236 Gold Street	\$3,650,000	Downtown Brooklyn	Development	*8,850 BSF
9	112 6th Avenue	\$2,850,000	Park Slope	Multi-Family	6
10	560 Vanderbilt Avenue	\$2,825,000	Prospect Heights	Mixed Use	7

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



358-376 LIVINGSTON ST



792 STERLING PL



666 FULTON ST



311 6TH AVE

BROWNSTONE BROOKLYN

AUGUST 2022 MARKET ANALYSIS

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

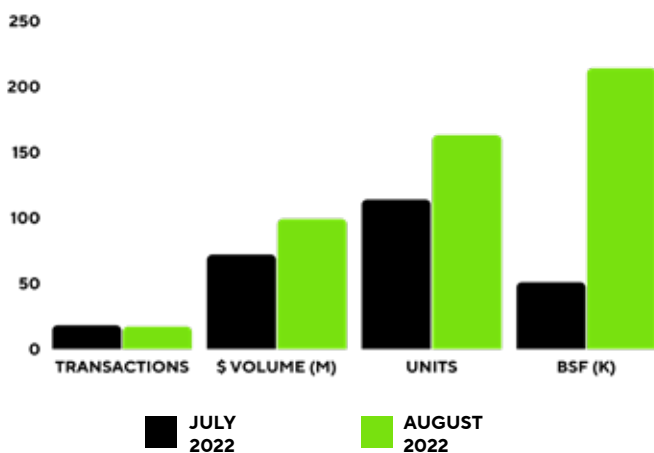
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	18	\$71,630,237	114	51,270
AUGUST 2022	17	\$99,309,378	163	214,450
% of CHANGE	↓ -6% MoM	↑ +39% MoM	↑ +43% MoM	↑ +318% MoM

YEAR OVER YEAR

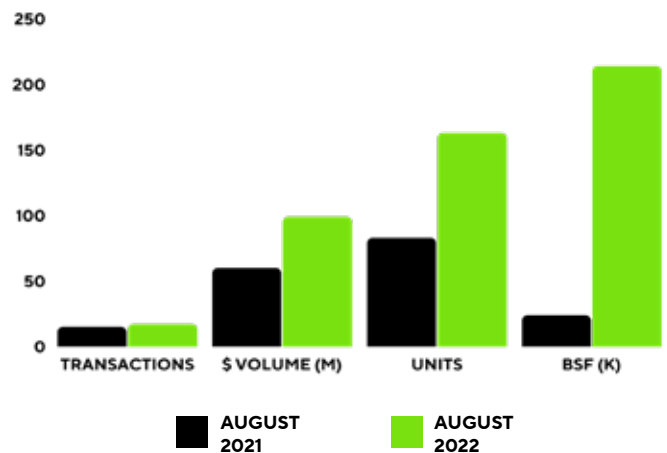
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	15	\$60,004,506	83	23,889
AUGUST 2022	17	\$99,309,378	163	214,450
% of CHANGE	↑ +13% YoY	↑ +66% YoY	↑ +96% YoY	↑ +798% YoY

MONTH OVER MONTH



YEAR OVER YEAR



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BROWNSTONE BROOKLYN AUGUST 2022 REPORT

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