



# **CENTRAL & EAST BROOKLYN MARKET REPORT**

**AUGUST 2022**

**INVESTMENT PROPERTY REALTY GROUP**



## CENTRAL & EAST BROOKLYN AUGUST 2022 COMPLETE MARKET METRICS

5

TRANSACTIONS SOLD

\$9.73M

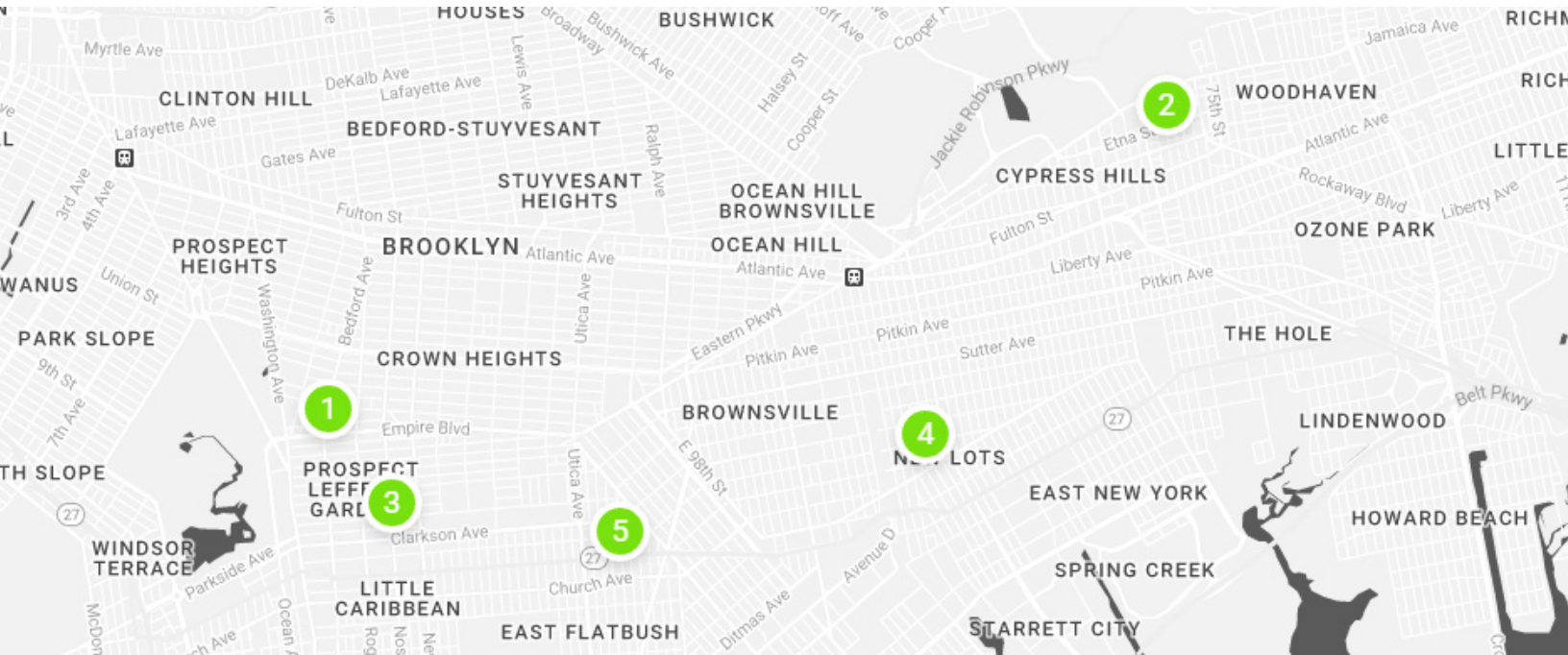
\$ VOLUME SOLD

40

UNITS SOLD

7,040

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	236 Montgomery Street	\$4,000,000	Crown Heights South	Mixed Use	27
2	54 Lincoln Avenue	\$1,977,000	East New York	Multi-Family	6
3	1193 Nostrand Avenue	\$1,300,000	Prospect Lefferts Gardens	Mixed Use	3
4	525 Georgia Avenue	\$1,250,000	East New York	Multi-Family	4
5	127 East 54th Street	\$1,200,000	East Flatbush	Development	*7,040 BSF

\*Development Site / Buildable Square Footage



236 MONTGOMERY ST



54 LINCOLN AVE



1193 NOSTRAND AVE



525 GEORGIA AVE

# CENTRAL & EAST BROOKLYN

## AUGUST 2022 MARKET ANALYSIS

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

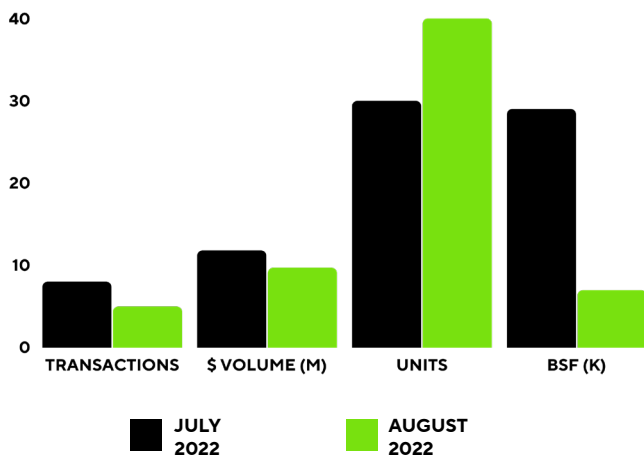
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	8	\$11,790,000	30	29,150
AUGUST 2022	5	\$9,727,000	40	7,040
% of CHANGE	↓ -38% MoM	↓ -17% MoM	↑ +33% MoM	↓ -76% MoM

### YEAR OVER YEAR

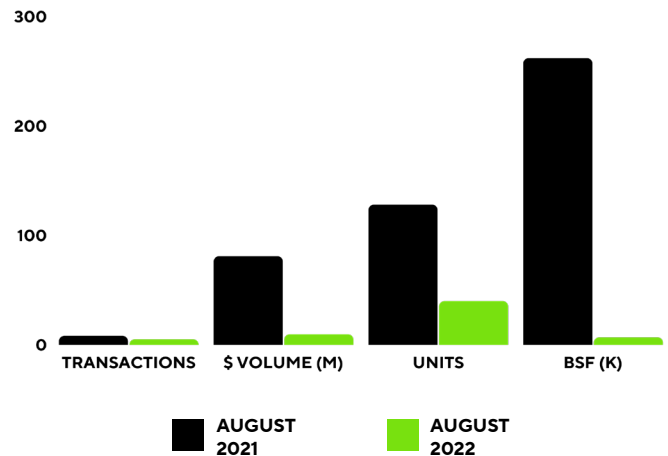
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	8	\$80,880,000	128	262,337
AUGUST 2022	5	\$9,727,000	40	7,040
% of CHANGE	↓ -38% YoY	↓ -88% YoY	↓ -69% YoY	↓ -97% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

DEREK BESTREICH 718.360.8802 STEVE REYNOLDS 718.360.8807 TOM REYNOLDS 718.360.8817



# IPRG

## CENTRAL & EAST BROOKLYN AUGUST 2022 REPORT

### THE CENTRAL & EAST BROOKLYN TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

**STEVE  
REYNOLDS**  
718.360.8807  
steve@iprg.com

**TOM  
REYNOLDS**  
718.360.8817  
tom@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)