



BROWNSTONE BROOKLYN MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN

Q3 MULTIFAMILY METRICS

27

TRANSACTIONS SOLD

\$183.54M

\$ VOLUME SOLD

394

UNITS SOLD



62-68 HANSON PLACE



792 STERLING PLACE



25 LEXINGTON AVE



598-600 MYRTLE AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	62-68 Hanson Place	\$42,600,000	Fort Greene	94
2	792 Sterling Place	\$24,000,000	Crown Heights	82
3	25 Lexington Avenue	\$17,000,000	Clinton Hill	23
4	598-600 Myrtle Avenue	\$11,750,000	Clinton Hill	17
5	108 Luquer Street	\$10,836,437	Carroll Gardens	22
6	566 7th Street	\$6,750,000	Park Slope	16
7	311 6th Avenue	\$5,500,000	Park Slope	8
8	30 3rd Street	\$5,485,000	Carroll Gardens	8
9	414 Henry Street	\$5,200,000	Cobble Hill	4
10	110 1st Place	\$4,975,000	Carroll Gardens	4
11	111 South Oxford Street	\$4,200,000	Fort Greene	8
12	945 Park Place	\$4,000,000	Crown Heights	16
13	282 Carlton Avenue	\$3,959,375	Fort Greene	4
14	913 Union Street	\$3,925,000	Park Slope	4
15	68 Troy Avenue	\$3,638,000	Crown Heights	6
16	55 Brooklyn Avenue	\$3,100,000	Crown Heights	16
17	312 Carlton Avenue	\$3,000,000	Fort Greene	7
18	112 6th Avenue	\$2,850,000	Park Slope	6
19	195 A Washington Park	\$2,788,425	Fort Greene	10
20	168 Prospect Place	\$2,750,000	Prospect Heights	5

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

BROWNSTONE BROOKLYN

Q3 MIXED-USE METRICS

21

TRANSACTIONS SOLD

\$61.58M

\$ VOLUME SOLD

103

UNITS SOLD



704 8TH AVE



666 FULTON ST



75-75A 5TH AVE



115 PACIFIC ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	704 8th Avenue	\$8,000,000	Park Slope	14
2	666 Fulton Street	\$7,500,000	Fort Greene	7
3	75-75A 5th Avenue	\$4,835,000	Park Slope	10
4	115 Pacific Street	\$3,800,000	Cobble Hill	5
5	101 Atlantic Avenue	\$3,400,000	Brooklyn Heights	4
6	223 Court Street	\$3,100,000	Cobble Hill	7
7	560 Vanderbilt Avenue	\$2,825,000	Prospect Heights	7
8	122 7th Avenue	\$2,800,000	Park Slope	4
9	400 5th Avenue	\$2,775,000	Park Slope	4
10	423 Court Street	\$2,630,000	Carroll Gardens	4
11	332 A 9th Street	\$2,610,000	Park Slope	4
12	526 Court Street	\$2,600,000	Carroll Gardens	3
13	64 4th Avenue	\$2,200,000	Boerum Hill	3
14	475 3rd Avenue	\$1,900,000	Gowanus	3
15	700 A 5th Avenue	\$1,810,000	Greenwood Heights	3
16	595 3rd Avenue	\$1,688,000	Gowanus	3
17	681 4th Avenue	\$1,550,000	Greenwood Heights	3
18	739 6th Avenue	\$1,525,000	Greenwood Heights	5
19	1018 Bergen Street	\$1,385,000	Crown Heights	3
20	172 Utica Avenue	\$1,350,000	Crown Heights	4

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

BROWNSTONE BROOKLYN

Q3 DEVELOPMENT SITE METRICS

6

TRANSACTIONS SOLD

\$85.05M

\$ VOLUME SOLD

397,950

BUILDABLE SF SOLD



450 UNION ST



358-376 LIVINGSTON ST



88 SCHERMERHORN ST



236 GOLD ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	450 Union Street	\$40,650,000	Gowanus	114,000
2	358-376 Livingston Street & 60 Flatbush Avenue	\$25,500,000	Downtown Brooklyn	188,000
3	88 Schermerhorn Street	\$11,250,000	Boerum Hill	39,500
4	236 Gold Street	\$3,650,000	Downtown Brooklyn	8,850
5	1312-1314 Lincoln Place	\$2,200,000	Crown Heights	17,600
6	1450 Pacific Street	\$1,800,000	Crown Heights	11,770

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

Q3 2022 COMPLETE MARKET METRICS

54

TRANSACTIONS SOLD
+4% YoY

\$330.17M

\$ VOLUME SOLD
+71% YoY

497

UNITS SOLD
+70% YoY

397,950

BUILDABLE SF SOLD
+353% YoY

PRICE ANALYSIS BY TERRITORY

PARK SLOPE, CARROLL GARDENS, GREENWOOD HEIGHTS, GOWANUS, RED HOOK,
COLUMBIA WATERFRONT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$673 +6% YoY	\$652 -1% YoY	\$357/BSF +21% YoY
\$/UNIT	\$586,727 +10% YoY	\$595,122 +30% YoY	N/A

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$693 -7% YoY	\$705 +2% YoY	\$278/BSF +46% YoY
\$/UNIT	\$504,569 -41% YoY	\$696,548 +19% YoY	N/A

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$697 +55% YoY	\$566 -20% YoY	\$139/BSF -47% YoY
\$/UNIT	\$506,852 +17% YoY	\$541,500 -34% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 62-68 Hanson Place
- 2 792 Sterling Place
- 3 25 Lexington Avenue
- 4 598-600 Myrtle Avenue
- 5 108 Luquer Street
- 6 566 7th Street
- 7 311 6th Avenue
- 8 30 3rd Street
- 9 414 Henry Street
- 10 110 1st Place
- 11 111 South Oxford Street
- 12 945 Park Place
- 13 282 Carlton Avenue
- 14 913 Union Street
- 15 68 Troy Avenue
- 16 55 Brooklyn Avenue
- 17 312 Carlton Avenue
- 18 112 6th Avenue
- 19 195 A Washington Park
- 20 168 Prospect Place

MIXED USE

- 21 704 8th Avenue
- 22 666 Fulton Street
- 23 75-75A 5th Avenue
- 24 115 Pacific Street
- 25 101 Atlantic Avenue
- 26 223 Court Street
- 27 560 Vanderbilt Avenue
- 28 122 7th Avenue
- 29 400 5th Avenue
- 30 423 Court Street
- 31 332 A 9th Street
- 32 526 Court Street
- 33 64 4th Avenue
- 34 475 3rd Avenue
- 35 700 A 5th Avenue
- 36 595 3rd Avenue
- 37 681 4th Avenue
- 38 739 6th Avenue
- 39 1018 Bergen Street
- 40 172 Utica Avenue

DEVELOPMENT SITES

- 41 450 Union Street
- 42 358-376 Livingston St & 60 Flatbush Ave
- 43 88 Schermerhorn Street
- 44 236 Gold Street
- 45 1312-1314 Lincoln Place
- 46 1450 Pacific Street

CONTACT THE **BROWNSTONE BROOKLYN** TEAM FOR MORE INFORMATION

**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

**NICK
UFKES**
718.360.5934
nufkes@iprg.com

1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES