



# **BROWNSTONE BROOKLYN MARKET REPORT**

**Q4 2022**

**INVESTMENT PROPERTY REALTY GROUP**



## BROWNSTONE BROOKLYN

### Q4 MULTIFAMILY METRICS

# 34

TRANSACTIONS SOLD

# \$219.92M

\$ VOLUME SOLD

# 453

UNITS SOLD



316 BERGEN ST



781 WASHINGTON AVE



927 ATLANTIC AVE



148-150 CLINTON ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	316 Bergen Street	\$45,450,000	Boerum Hill	126
2	781 Washington Avenue	\$30,500,000	Prospect Heights	63
3	927 Atlantic Avenue	\$15,477,679	Clinton Hill	21
4	148-150 Clinton Street	\$9,600,000	Brooklyn Heights	21
5	1627-1631 Pacific Street	\$9,600,000	Crown Heights	22
6	42 Willow Street	\$7,200,000	Brooklyn Heights	4
7	256 New York Avenue	\$6,512,500	Crown Heights	8
8	806 President Street	\$6,100,000	Park Slope	8
9	415 Bergen Street	\$5,358,980	Park Slope	4
10	206 A Bergen Street	\$4,950,000	Boerum Hill	4
11	82 Clinton Avenue	\$4,750,000	Clinton Hill	4
12	321 20th Street	\$4,700,000	Greenwood Heights	8
13	442 3rd Street	\$4,600,000	Park Slope	4
14	342 Bergen Street	\$4,450,000	Boerum Hill	7
15	1312-1314 Lincoln Place	\$4,300,000	Crown Heights	26
16	857 President Street	\$3,950,000	Park Slope	4
17	372 Baltic Street	\$3,930,000	Cobble Hill	8
18	419 3rd Street	\$3,850,000	Park Slope	8
19	282 Degraw Street	\$3,805,000	Carroll Gardens	4
20	411 Saint Johns Place	\$3,700,000	Prospect Heights	16

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 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

# BROWNSTONE BROOKLYN

## Q4 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$58.77M

\$ VOLUME SOLD

125

UNITS SOLD



435 9TH ST



217 COURT ST



175 34TH ST



228 PROSPECT PARK W

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	435 9th Street	\$11,000,000	Park Slope	14
2	217 Court Street	\$10,298,902	Cobble Hill	7
3	175 34th Street	\$7,350,000	Greenwood Heights	49
4	228 & 228A Prospect Park West	\$4,800,000	Park Slope	6
5	584 Myrtle Avenue	\$4,650,000	Clinton Hill	10
6	462 7th Avenue	\$3,400,000	Park Slope	3
7	383 Van Brunt Street	\$3,050,000	Red Hook	3
8	88 Hoyt Street	\$2,700,000	Boerum Hill	8
9	115 Van Brunt Street & 00341-0001	\$2,500,000	Columbia Waterfront	7
10	393 Atlantic Avenue	\$2,300,000	Boerum Hill	4
11	229 Kingston Avenue	\$1,950,000	Crown Heights	3
12	663 Franklin Avenue	\$1,800,000	Crown Heights	2
13	141 Nevins Street	\$1,650,000	Boerum Hill	3
14	272 Troy Avenue	\$1,325,000	Crown Heights	6

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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## BROWNSTONE BROOKLYN

### Q4 DEVELOPMENT SITE METRICS

7

TRANSACTIONS SOLD

\$59.30M

\$ VOLUME SOLD

322,410

BUILDABLE SF SOLD



374 4TH AVE



224 3RD AVE



182 DUFFIELD ST



558 SACKETT ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	374 4th Avenue	\$24,000,000	Gowanus	168,560
2	224 3rd Avenue	\$12,000,000	Gowanus	22,050
3	182 Duffield Street	\$10,000,000	Downtown Brooklyn	100,000
4	558 Sackett Street	\$5,600,000	Gowanus	12,800
5	44 Garfield Place	\$3,500,001	Park Slope	4,000
6	258 Saint James Place	\$2,500,000	Clinton Hill	10,000
7	216 20th Street	\$1,700,000	Greenwood Heights	5,000

\*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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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



## Q4 2022 COMPLETE MARKET METRICS

55

TRANSACTIONS SOLD  
0% YoY

\$338M

\$ VOLUME SOLD  
+12% YoY

578

UNITS SOLD  
+30% YoY

322,410

BUILDABLE SF SOLD  
-33% YoY

## PRICE ANALYSIS BY TERRITORY

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$890 +73% YoY	\$582 -18% YoY	\$468 +76% YoY
\$/UNIT	\$737,577 +56% YoY	\$707,143 +11% YoY	N/A

## DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$901 N/A	\$796 +5% YoY	\$100 -60% YoY
\$/UNIT	\$696,637 N/A	\$733,443 -27% YoY	N/A

## CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$604 +31% YoY	\$531 -17% YoY	\$250 -31% YoY
\$/UNIT	\$574,772 +24% YoY	\$558,958 -9% YoY	N/A

\*Development Site / Buildable Square Footage



### MULTIFAMILY

- 1 316 Bergen Street
- 2 781 Washington Avenue
- 3 927 Atlantic Avenue
- 4 148-150 Clinton Street
- 5 1627-1631 Pacific Street
- 6 42 Willow Street
- 7 256 New York Avenue
- 8 806 President Street
- 9 415 Bergen Street
- 10 206 A Bergen Street
- 11 82 Clinton Avenue
- 12 321 20th Street
- 13 442 3rd Street
- 14 342 Bergen Street
- 15 1312-1314 Lincoln Place
- 16 857 President Street
- 17 372 Baltic Street
- 18 419 3rd Street
- 19 282 Degraw Street
- 20 411 Saint Johns Place

### MIXED USE

- 21 435 9th Street
- 22 217 Court Street
- 23 175 34th Street
- 24 228 & 228A Prospect Park West
- 25 584 Myrtle Avenue
- 26 462 7th Avenue
- 27 383 Van Brunt Street
- 28 88 Hoyt Street
- 29 115 Van Brunt Street
- 30 393 Atlantic Avenue
- 31 229 Kingston Avenue
- 32 663 Franklin Avenue
- 33 141 Nevins Street
- 34 272 Troy Avenue

### DEVELOPMENT SITES

- 35 374 4th Avenue
- 36 224 3rd Avenue
- 37 182 Duffield Street
- 38 558 Sackett Street
- 39 44 Garfield Place
- 40 258 Saint James Place
- 41 216 20th Street



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

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**