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









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









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



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BROWNSTONE BROOKLYN Q4 DEVELOPMENT SITE METRICS

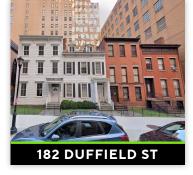
7 TRANSACTIONS SOLD \$59.30M

322,410

BUILDABLE SF SOLD









ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1 374 4th Avenue	\$24,000,000	Gowanus	168,560
224 3rd Avenue	\$12,000,000	Gowanus	22,050
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
258 Saint James Place	\$2,500,000	Clinton Hill	10,000
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 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 2022 MARKET ANALYSIS

Q4 2022 COMPLETE MARKET METRICS

55 TRANSACTIONS SOLD \$338M \$VOLUME SOLD +12% YoY **578**

+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

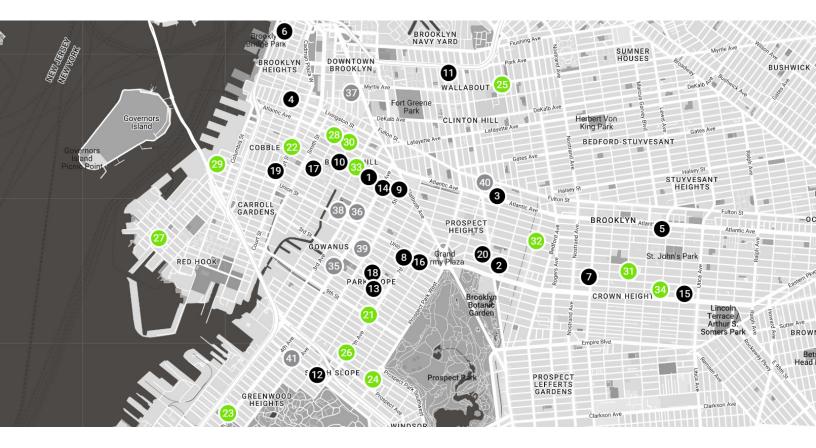
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$604 +31% YoY	\$531 -17% YoY	\$250 -31% YoY
\$/UNIT	\$574,772 +24% YoY	\$558,958 -9% YoY	N/A

*Development Site / Buildable Square Footage



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BROWNSTONE BROOKLYN Q4 2022 MARKET MAP



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
- 256 New York Avenue
- 806 President Street
- 9 415 Bergen Street
- 206 A Bergen Street
- 1 82 Clinton Avenue
- 12 321 20th Street
- 13 442 3rd Street
- 14 342 Bergen Street
- 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

- 20 435 9th Street
- 217 Court Street
- 23 175 34th Street
- 228 & 228A Prospect Park West
- 584 Myrtle Avenue
- 20 462 7th Avenue
- 20 383 Van Brunt Street
- 28 Hoyt Street
- 29 115 Van Brunt Street
- 🤨 393 Atlantic Avenue
- 3 229 Kingston Avenue
- 🤨 🛛 663 Franklin Avenue
- 33 141 Nevins Street
- 34 272 Troy Avenue

DEVELOPMENT SITES

- 35 374 4th Avenue
- 30 224 3rd Avenue
- 3 182 Duffield Street
- 38 558 Sackett Street
- 39 44 Garfield Place
- 40 258 Saint James Place
- 41 216 20th Street

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