



# **CENTRAL & EAST BROOKLYN MARKET REPORT**

**Q3 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## CENTRAL & EAST BROOKLYN

### Q3 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$12.93M

\$ VOLUME SOLD

42

UNITS SOLD



560 EASTERN PKWY



831-833 CLEVELAND ST



54 LINCOLN AVE



2031 BEDFORD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	560 Eastern Parkway	\$3,350,000	Crown Heights South	6
2	831-833 Cleveland Street	\$2,080,000	East New York	8
3	54 Lincoln Avenue	\$1,977,000	East New York	6
4	2031 Bedford Avenue	\$1,975,000	Prospect Lefferts Gardens	8
5	530 MC Donald Avenue	\$1,280,000	Kensington	6
6	525 Georgia Avenue	\$1,250,000	East New York	4
7	1147 Blake Avenue	\$1,015,000	East New York	4

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

# CENTRAL & EAST BROOKLYN

## Q3 MIXED-USE METRICS

6

TRANSACTIONS SOLD

\$11.67M

\$ VOLUME SOLD

47

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	236 Montgomery Street	\$4,000,000	Crown Heights South	27
2	422 Ditmas Avenue	\$2,460,000	Kensington	5
3	739 Church Avenue	\$1,700,000	Kensington	3
4	1193 Nostrand Avenue	\$1,300,000	Prospect Lefferts Gardens	3
5	1119 Flatbush Avenue	\$1,210,000	Flatbush	3
6	165 Crescent Street	\$1,000,000	East New York	6

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



## CENTRAL & EAST BROOKLYN

### Q3 DEVELOPMENT SITE METRICS

3

TRANSACTIONS SOLD

\$4.81M

\$ VOLUME SOLD

36,190

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	363 Lenox Road	\$2,200,000	Flatbush	16,250
2	3216 Glenwood Road	\$1,410,000	East Flatbush	12,900
3	127 East 54th Street	\$1,200,000	East Flatbush	7,040

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

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Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington, Prospect-Lefferts-Gardens, Prospect Park

## Q3 2022 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD

-16% YoY

\$29.41M

\$ VOLUME SOLD

-76% YoY

89

UNITS SOLD

-63% YoY

36,190

BUILDABLE SF SOLD

-92% YoY

## PRICE ANALYSIS BY TERRITORY

## PLG &amp; CROWN HEIGHTS SOUTH &amp; PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$629 +169% YoY	\$299 -46% YoY	N/A
\$/UNIT	\$402,604 +70% YoY	\$290,741 -36% YoY	N/A

## FLATBUSH &amp; KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$261 +2% YoY	\$457 -16% YoY	\$135 -49% YoY
\$/UNIT	\$213,333 -4% YoY	\$487,333 +25% YoY	N/A

## CITY LINE &amp; CYPRESS HILL &amp; EAST FLATBUSH &amp; EAST NEW YORK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$358 +193% YoY	\$183 -8% YoY	\$140 +52% YoY
\$/UNIT	\$288,938 +194% YoY	\$166.667 -5% YoY	N/A

\*Development Site / Buildable Square Footage



### MULTIFAMILY

- 1 560 Eastern Parkway
- 2 831-833 Cleveland Street
- 3 54 Lincoln Avenue
- 4 2031 Bedford Avenue
- 5 530 MC Donald Avenue
- 6 525 Georgia Avenue
- 7 1147 Blake Avenue

### MIXED USE

- 8 236 Montgomery Street
- 9 422 Ditmas Avenue
- 10 739 Church Avenue
- 11 1193 Nostrand Avenue
- 12 1119 Flatbush Avenue
- 13 165 Crescent Street

### DEVELOPMENT SITES

- 14 363 Lenox Road
- 15 3216 Glenwood Road
- 16 127 East 54th Street





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**Q3 2022 MARKET REPORT**



CONTACT THE **CENTRAL & EAST BROOKLYN** TEAM FOR MORE INFORMATION

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**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**