



# **CENTRAL & EAST BROOKLYN MARKET REPORT**

**Q4 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## CENTRAL & EAST BROOKLYN Q4 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$9.58M

\$ VOLUME SOLD

26

UNITS SOLD



32 FOUNTAIN AVE



642 HINSDALE ST



699 EAST 3RD ST



1745 LINDEN BLVD

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	32 Fountain Avenue	\$2,064,000	East New York	7
2	642 Hinsdale Street	\$1,343,957	East New York	3
3	699 East 3rd Street	\$1,300,000	Kensington	3
4	1745 Linden Boulevard	\$1,218,254	East New York	3
5	666 Snediker Avenue	\$1,307,480	East New York	3
6	382 East 7th Street	\$1,200,000	Kensington	1
7	545 East 26th Street	\$1,150,000	Flatbush	6

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



# CENTRAL & EAST BROOKLYN

## Q4 MIXED-USE METRICS

6

TRANSACTIONS SOLD

\$10.20M

\$ VOLUME SOLD

46

UNITS SOLD



828 NEW YORK AVE



1583 FLATBUSH AVE



690 LINWOOD ST



1208 FLATBUSH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	828 New York Avenue	\$3,465,333	Flatbush	25
2	1583 Flatbush Avenue	\$1,700,000	East Flatbush	3
3	690 Linwood Street	\$1,335,000	East New York	6
4	1208 Flatbush Avenue	\$1,250,000	Flatbush	3
5	653 Liberty Avenue	\$1,250,000	East New York	6
6	888 Nostrand Avenue	\$1,200,000	Crown Heights South	3

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

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## CENTRAL & EAST BROOKLYN Q4 DEVELOPMENT SITE METRICS

7

TRANSACTIONS SOLD

\$81.12M

\$ VOLUME SOLD

434,305

BUILDABLE SF SOLD



960 FRANKLIN AVE



757-765 FLATBUSH AVE



153-161 LENOX ROAD



608 OCEAN AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	130 Montgomery Street & 960 Franklin Avenue	\$42,350,000	Crown Heights South	199,752
2	757-765 Flatbush Avenue	\$18,000,000	Flatbush	64,932
3	153-161 Lenox Road	\$9,450,000	Flatbush	56,416
4	608 Ocean Avenue	\$4,250,000	Prospect Park South	22,500
5	355 Shepherd Avenue & 793-795 Glenmore Ave	\$4,066,307	East New York	40,500
6	203-211 Van Siclen Avenue	\$2,000,000	East New York	37,500
7	159 Lott Street	\$1,000,000	Flatbush	12,705

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



## CENTRAL & EAST BROOKLYN Q4 2022 INDUSTRIAL METRICS

**5**

TRANSACTIONS SOLD

**\$41.83M**

\$ VOLUME SOLD

**17**

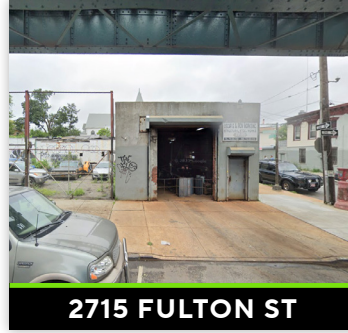
UNITS SOLD



**625 WORTMAN AVE**



**900-08 SHEPHERD AVE**



**2715 FULTON ST**



**625 BLAKE AVE**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	625 Wortman Avenue	\$29,400,000	East New York	1
2	900-908 Shepherd Avenue	\$5,680,125	East New York	1
3	2715 Fulton Street	\$4,005,218	East New York	8
4	625 Blake Avenue	\$1,399,000	East New York	6
5	21 Fairview Place	\$1,350,000	Flatbush	1

## Q4 2022 COMPLETE MARKET METRICS

25

TRANSACTIONS SOLD  
-11% YoY

\$142.73M

\$ VOLUME SOLD  
+58% YoY

89

UNITS SOLD  
-76% YoY

434,305

BUILDABLE SF SOLD  
+161% YoY

## PRICE ANALYSIS BY TERRITORY

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$0 -100% YoY	\$377 +3% YoY	\$201 +37% YoY	\$0 N/A
\$/UNIT	\$0 -100% YoY	\$400,000 -2% YoY	N/A	\$0 N/A

## FLATBUSH &amp; KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$477 +121% YoY	\$287 -39% YoY	\$175 +24% YoY	\$636 N/A
\$/UNIT	\$608,333 +214% YoY	\$277,640 -42% YoY	N/A	\$1,350,000 N/A

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$315 +7% YoY	\$429 +30% YoY	\$77 -21% YoY	\$553 N/A
\$/UNIT	\$396,189 +67% YoY	\$332,500 +14% YoY	N/A	\$8,953,486 N/A

\*Development Site / Buildable Square Footage

# CENTRAL & EAST BROOKLYN

## Q4 2022 MARKET MAP



### MULTIFAMILY

- 1 32 Fountain Avenue
- 2 642 Hinsdale Street
- 3 699 East 3rd Street
- 4 1745 Linden Boulevard
- 5 666 Snediker Avenue
- 6 382 East 7th Street
- 7 545 East 26th Street

### MIXED USE

- 8 828 New York Avenue
- 9 1583 Flatbush Avenue
- 10 690 Linwood Street
- 11 1208 Flatbush Avenue
- 12 653 Liberty Avenue
- 13 888 Nostrand Avenue

### DEVELOPMENT SITES

- 14 960 Franklin Avenue
- 15 757-765 Flatbush Avenue
- 16 153-161 Lenox Road
- 17 608 Ocean Avenue
- 18 355 Shepherd Avenue
- 19 203-211 Van Siclen Avenue
- 20 159 Lott Street

### INDUSTRIAL

- 21 625 Wortman Avenue
- 22 900-908 Shepherd Avenue
- 23 2715 Fulton Street
- 24 625 Blake Avenue
- 25 21 Fairview Place





## CENTRAL & EAST BROOKLYN Q4 2022 MARKET REPORT

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

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**