



BROWNSTONE BROOKLYN MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN OCTOBER 2022 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$124.63M

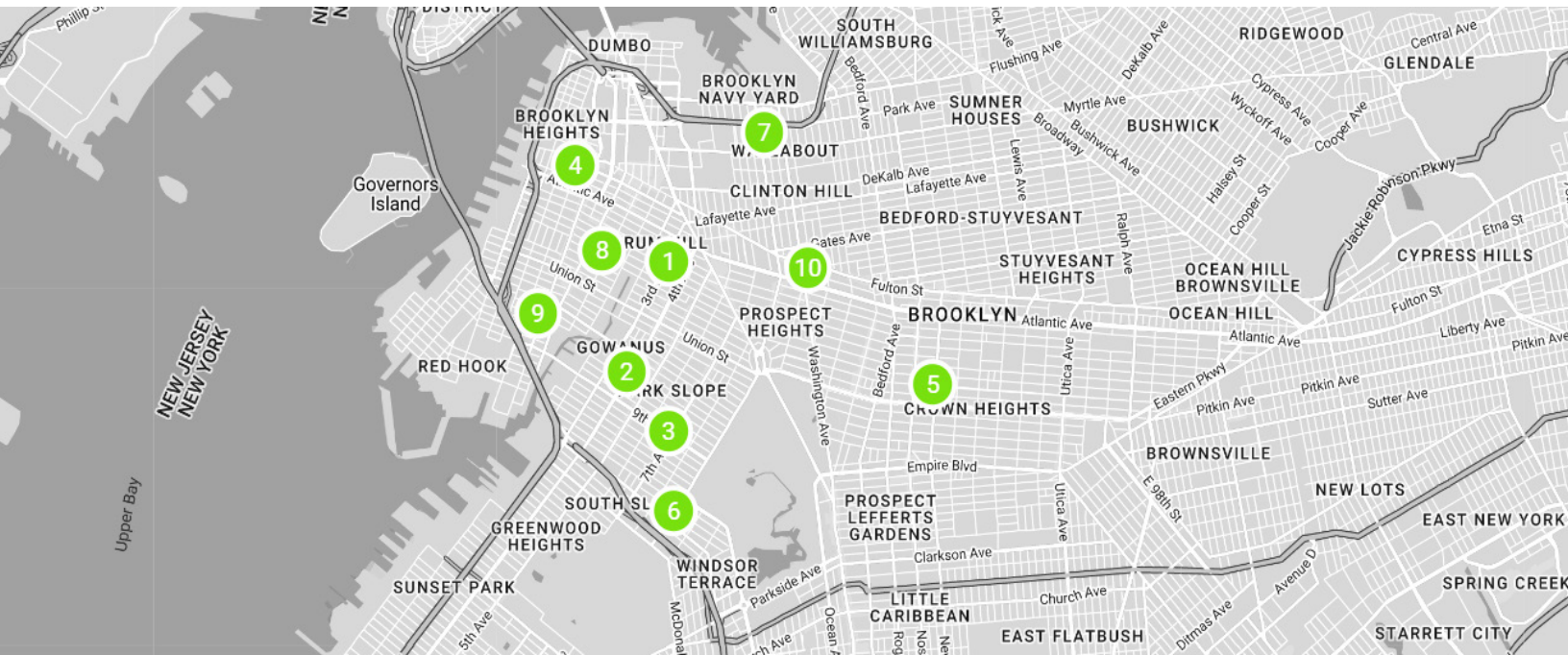
\$ VOLUME SOLD

207

UNITS SOLD

183,560

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|----|-------------------------------|--------------|------------------|--------------|--------------|
| 1 | 316 Bergen Street | \$45,450,000 | Boerum Hill | Multi-Family | 126 |
| 2 | 374 4th Avenue | \$24,000,000 | Gowanus | Development | *168,560 BSF |
| 3 | 435 9th Street | \$11,000,000 | Park Slope | Mixed Use | 14 |
| 4 | 148-150 Clinton Street | \$9,600,000 | Brooklyn Heights | Multi-Family | 21 |
| 5 | 256 New York Avenue | \$6,512,500 | Crown Heights | Multi-Family | 8 |
| 6 | 228 & 228A Prospect Park West | \$4,800,000 | Park Slope | Mixed Use | 6 |
| 7 | 82 Clinton Avenue | \$4,750,000 | Clinton Hill | Multi-Family | 4 |
| 8 | 372 Baltic Street | \$3,930,000 | Cobble Hill | Multi-Family | 8 |
| 9 | 83 4th Place | \$3,115,000 | Carroll Gardens | Multi-Family | 4 |
| 10 | 258 Saint James Place | \$2,500,000 | Clinton Hill | Development | *10,000 BSF |

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



316 BERGEN ST



374 4TH AVE



435 9TH ST



148-150 CLINTON ST

BROWNSTONE BROOKLYN

OCTOBER 2022 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2022

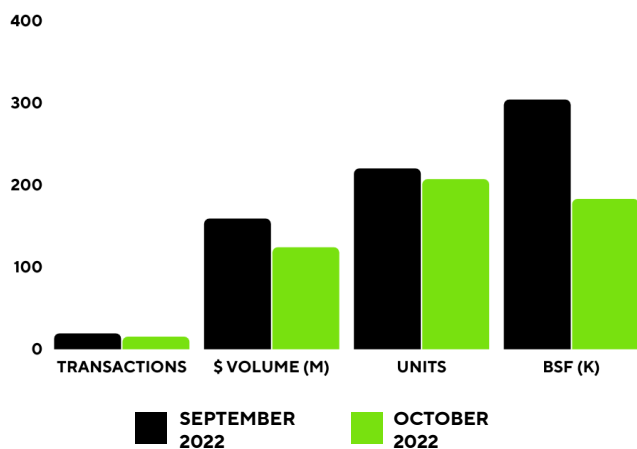
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|----------------|-------------------|---------------|------------|------------|
| SEPTEMBER 2022 | 19 | \$159,230,000 | 220 | 304,909 |
| OCTOBER 2022 | 15 | \$124,627,500 | 207 | 183,560 |
| % of CHANGE | ↓ -21% MoM | ↓ -22% MoM | ↓ -6% MoM | ↓ -40% MoM |

YEAR OVER YEAR

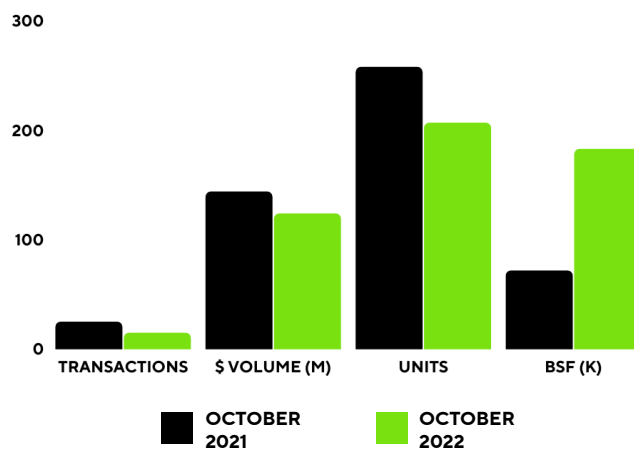
COMPARED TO OCTOBER 2021

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------|-------------------|---------------|------------|-------------|
| OCTOBER 2021 | 25 | \$143,942,806 | 258 | 72,570 |
| OCTOBER 2022 | 15 | \$124,627,500 | 207 | 183,560 |
| % of CHANGE | ↓ -40% YoY | ↓ -13% YoY | ↓ -20% YoY | ↑ +153% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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BROWNSTONE BROOKLYN OCTOBER 2022 REPORT

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