



CENTRAL & EAST BROOKLYN MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN OCTOBER 2022 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$44.80M

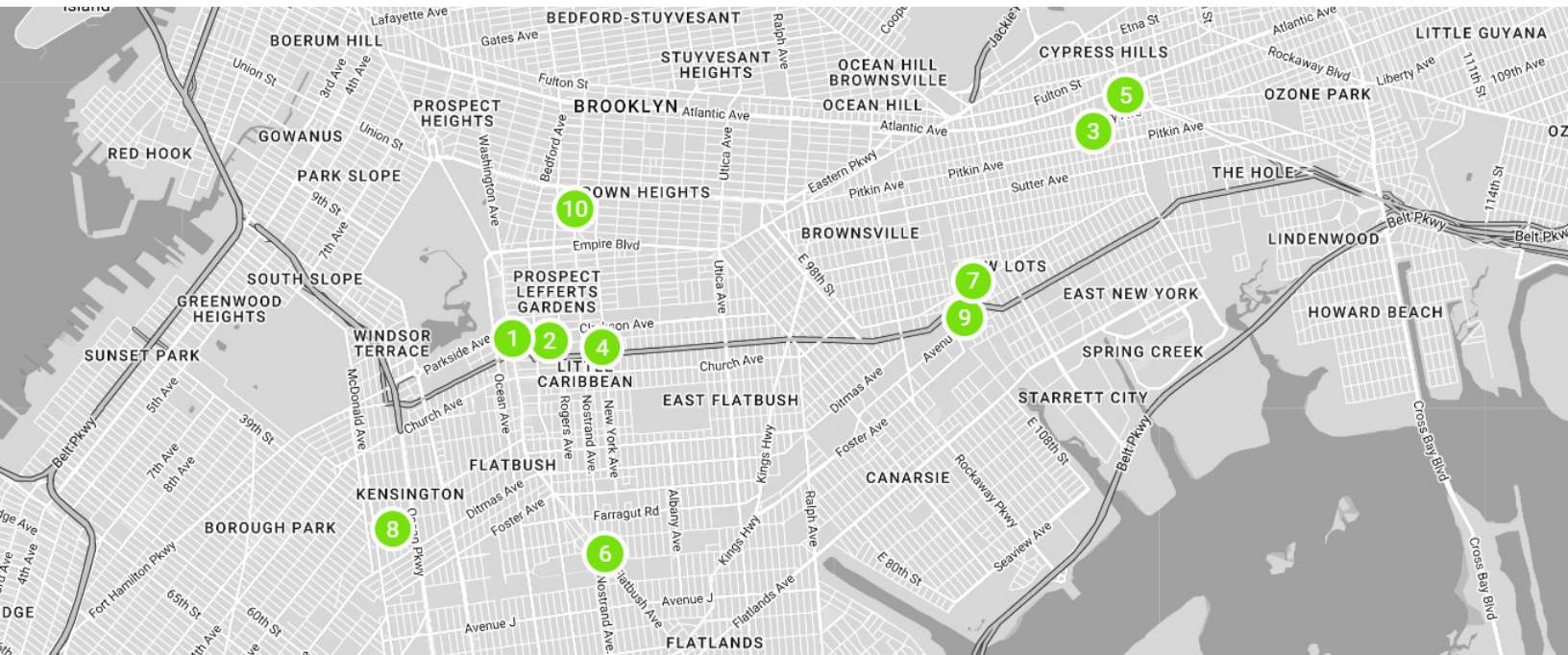
\$ VOLUME SOLD

47

UNITS SOLD

174,553

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	757-765 Flatbush Avenue	\$18,000,000	Flatbush	Development	*64,932 BSF
2	153-161 Lenox Road	\$9,450,000	Flatbush	Development	*56,416 BSF
3	355 Shepherd Ave & 793-795 Glenmore Ave	\$4,066,307	East New York	Development	*40,500 BSF
4	828 New York Avenue	\$3,465,333	Flatbush	Mixed Use	25
5	32 Fountain Avenue	\$2,064,000	East New York	Multi-Family	7
6	1583 Flatbush Avenue	\$1,700,000	East Flatbush	Mixed Use	3
7	642 Hinsdale Street	\$1,343,957	East New York	Multi-Family	3
8	699 East 3rd Street	\$1,300,000	Kensington	Multi-Family	3
9	1745 Linden Boulevard	\$1,218,254	East New York	Multi-Family	3
10	888 Nostrand Avenue	\$1,200,000	Crown Heights	Mixed Use	3

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



757-765 FLATBUSH AVE



153-161 LENOX ROAD



793-795 GLENMORE AVE



828 NEW YORK AVE

CENTRAL & EAST BROOKLYN

OCTOBER 2022 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2022

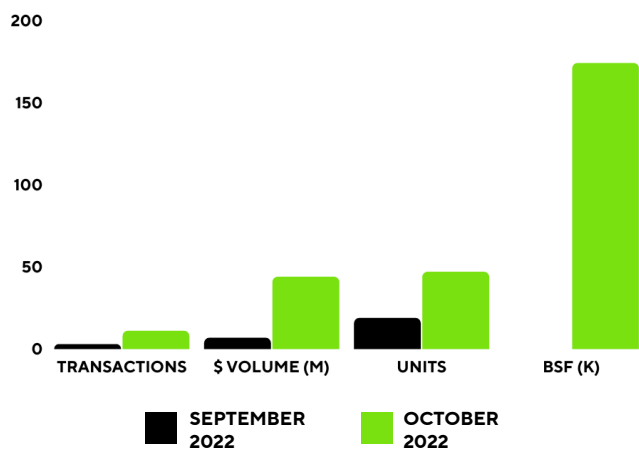
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	3	\$7,890,000	19	0
OCTOBER 2022	11	\$44,807,851	47	174,553
% of CHANGE	↑+267% MoM	↑+468% MoM	↑+147% MoM	N/A

YEAR OVER YEAR

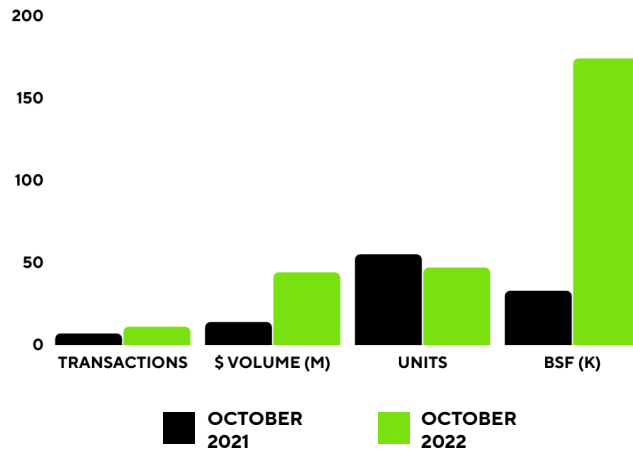
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	7	\$14,650,000	55	33,315
OCTOBER 2022	11	\$44,807,851	47	174,553
% of CHANGE	↑+57% YoY	↑+206% YoY	↓-15% YoY	↑+424% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

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