



CENTRAL & EAST BROOKLYN MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN FEBRUARY 2023 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$20.28M

\$ VOLUME SOLD

32

UNITS SOLD

56,900

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	625-629 NYA & 447 Fenimore St	\$11,000,000	Prospect Lefferts	Development	*56,900 (BSF)
2	500 Eastern Parkway	\$2,000,000	Crown Heights South	Multi-Family	16
3	478 McDonald Avenue	\$1,800,000	Kensington	Mixed Use	3
4	3342 Fulton Street	\$1,700,000	East New York	Mixed Use	4
5	1239 Flatbush Avenue	\$1,300,000	Flatbush	Mixed Use	3
6	1067 Nostrand Avenue	\$1,280,000	Prospect Lefferts	Mixed Use	3
7	1066 Nostrand Avenue	\$1,200,000	Prospect Lefferts	Mixed Use	3

*Development Site / Buildable Square Footage



625-629 NYA



500 EASTERN PKWY



478 MCDONALD AVE



3342 FULTON ST

CENTRAL & EAST BROOKLYN

FEBRUARY 2023 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **FEBRUARY 1, 2023 - FEBRUARY 28, 2023**

Zip Codes: 11203, 11210, 11213, 11218, 11225, 11226, 11236, 11212

Neighborhoods: Crown Heights South, Prospect Lefferts, East New York, Kensington

MONTH OVER MONTH

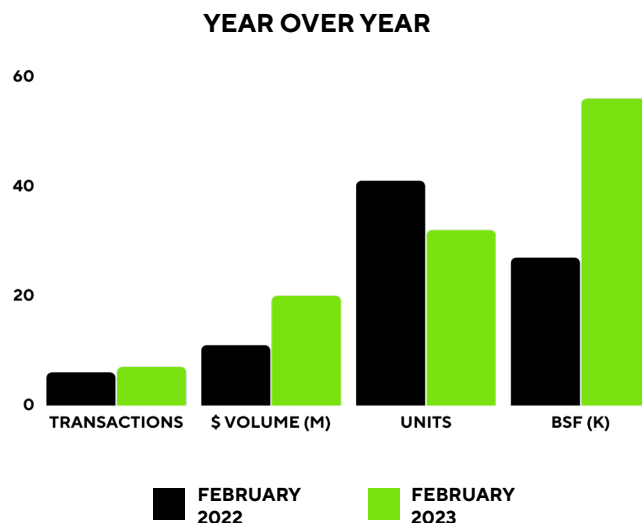
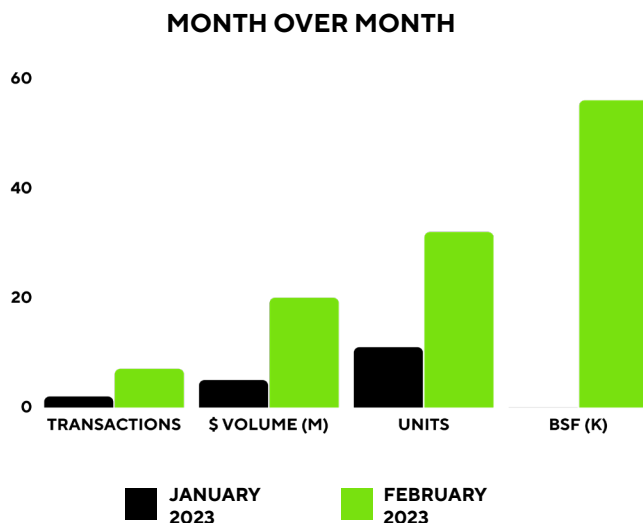
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	2	\$5,475,000	11	0
FEBRUARY 2023	7	\$20,280,000	32	56,900
% of CHANGE	↑ +250% MoM	↑ +270% MoM	↑ +191% MoM	↑ +100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	6	\$11,017,500	41	27,000
FEBRUARY 2023	7	\$20,280,000	32	56,900
% of CHANGE	↑ +17% YoY	↑ +84% YoY	↓ -22% YoY	↑ +111% YoY



Contact the Central & East Brooklyn Team For More Information

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