



BROWNSTONE BROOKLYN MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN FEBRUARY 2023 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD

\$107.55M

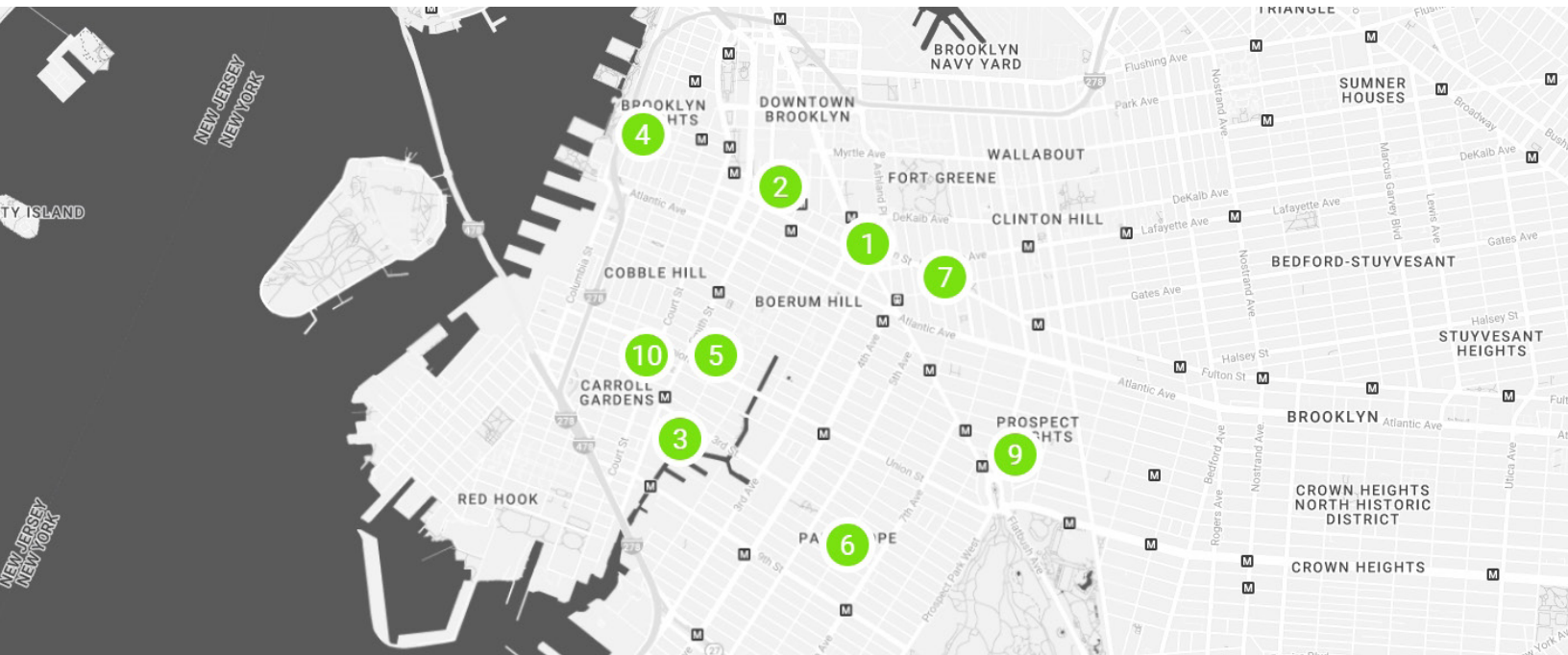
\$ VOLUME SOLD

91

UNITS SOLD

116,406

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	570 Fulton Street	\$24,075,000	Fort Greene	Development	*107,000 BSF
2	150 Lawrence Street	\$22,500,000	Downtown Brooklyn	Mixed Use	6
3	425 Hoyt Street	\$9,250,000	Gowanus	Mixed Use	2
4	36 Remsen Street	\$7,500,000	Brooklyn Heights	Multi-Family	8
5	407 Sackett Street	\$4,050,000	Carroll Gardens	Multi-Family	4
6	353 6th Avenue	\$3,650,000	Park Slope	Multi-Family	4
7	769 Fulton Street	\$3,375,000	Fort Greene	Mixed Use	3
8	767 Fulton Street	\$3,375,000	Fort Greene	Mixed Use	3
9	283 Sterling Place	\$3,300,000	Prospect Heights	Multi-Family	4
10	258 President Street	\$3,300,000	Carroll Gardens	Multi-Family	4

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



570 FULTON ST



150 LAWRENCE ST



425 HOYT ST



36 REMSEN ST

BROWNSTONE BROOKLYN

FEBRUARY 2023 MARKET ANALYSIS

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

Zip Codes: 11205, 11216, 11238, 11217, 11215, 11232, 11201, 11231, 11213

Neighborhoods: Prospect Heights, Clinton Hill, Gowanus, Cobble Hill, Crown Heights, Park Slope, Boerum Hill, Greenwood Heights, Columbia Waterfront, Fort Greene.

MONTH OVER MONTH

COMPARED TO JANUARY 2023

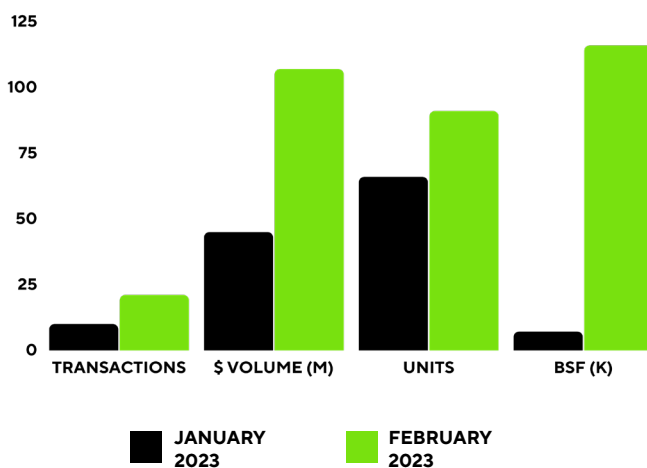
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	10	\$45,150,000	66	7,200
FEBRUARY 2023	21	\$107,552,500	91	116,406
% of CHANGE	↑ +110% MoM	↑ +138% MoM	↑ +38% MoM	↑ +1,517% MoM

YEAR OVER YEAR

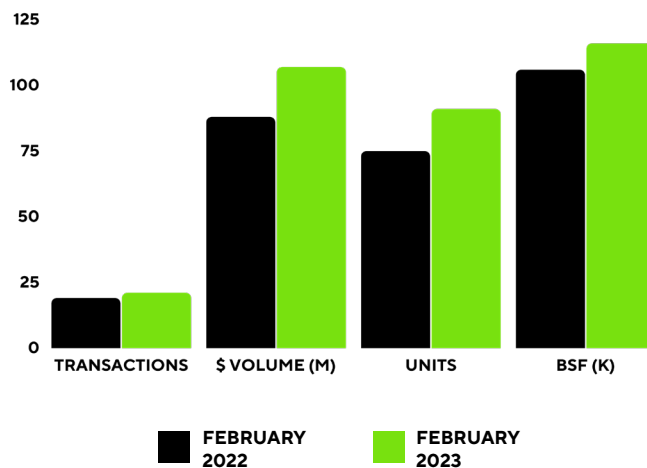
COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	19	\$88,909,847	75	106,079
FEBRUARY 2023	21	\$107,552,500	91	116,406
% of CHANGE	↑ +11% YoY	↑ +21% YoY	↑ +21% YoY	↑ +10% YoY

MONTH OVER MONTH



YEAR OVER YEAR



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