



# **BROWNSTONE BROOKLYN MARKET REPORT**

**JANUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**



## BROWNSTONE BROOKLYN JANUARY 2023 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$45.15M

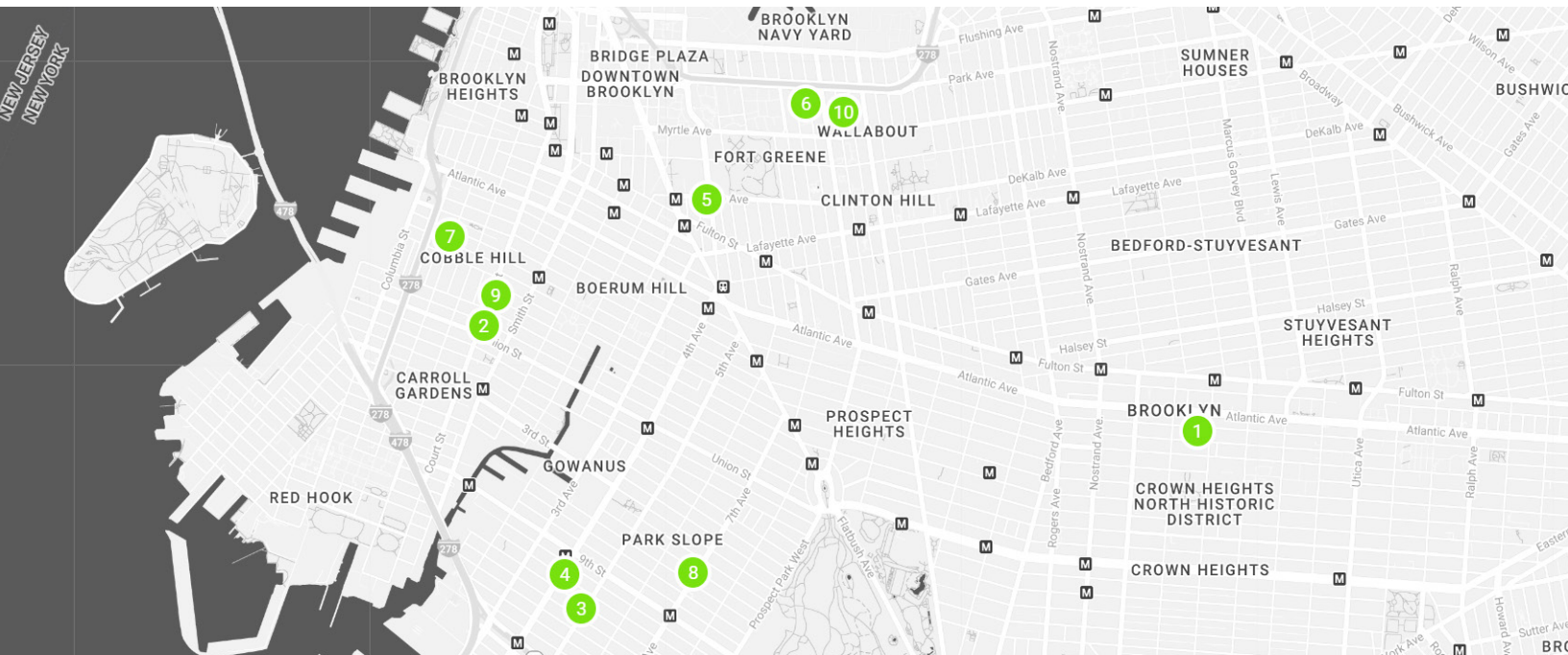
\$ VOLUME SOLD

66

UNITS SOLD

7,200

BUILDABLE SF SOLD

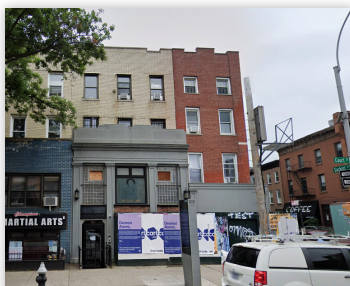


	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1436-1440 Pacific Street	\$9,150,000	Crown Heights	Multi-Family	18
2	321-323 Court Street	\$8,100,000	Carroll Gardens	Mixed Use	11
3	500A & 502 5th Avenue	\$5,360,000	Park Slope	Mixed Use	6
4	463 4th Avenue	\$3,825,000	Park Slope	Mixed Use	10
5	100 Dekalb Avenue	\$3,800,000	Fort Greene	Mixed Use	4
6	90 Clermont Avenue	\$3,765,000	Fort Greene	Multi-Family	7
7	398 Henry Street	\$3,500,000	Cobble Hill	Multi-Family	4
8	256 7th Avenue	\$2,875,000	Park Slope	Mixed Use	3
9	311 Court Street	\$2,500,000	Carroll Gardens	Mixed Use	3
10	113 Clinton Avenue	\$2,275,000	Clinton Hill	Development	*7,200 BSF

\*Development Site / Buildable Square Footage



1436-1440 PACIFIC ST



321-323 COURT ST



500A & 502 5TH AVE



463 4TH AVE

# BROWNSTONE BROOKLYN

## JANUARY 2023 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2022 - JANUARY 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

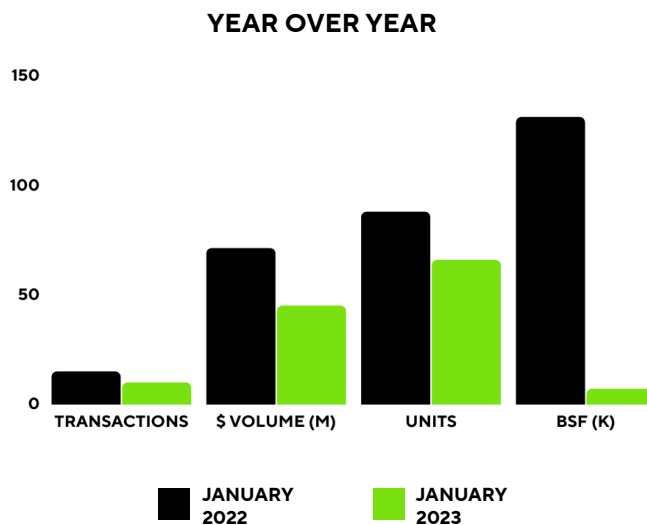
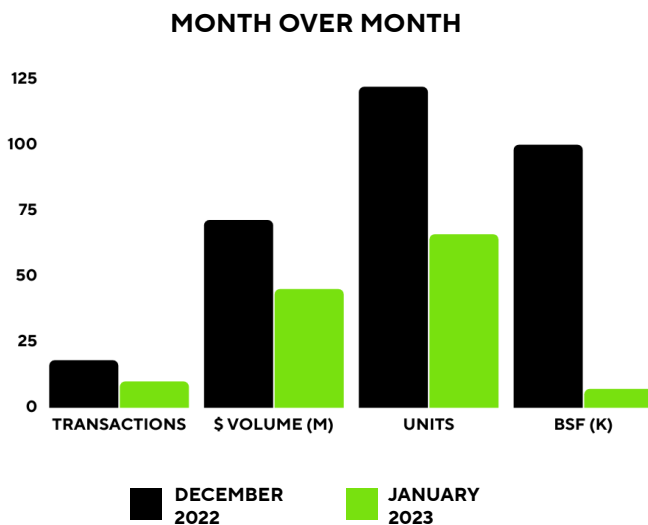
COMPARED TO DECEMBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	18	\$71,338,980	122	100,000
JANUARY 2023	10	\$45,150,000	66	7,200
% of CHANGE	↓ -44% MoM	↓ -37% MoM	↓ -46% MoM	↓ -93% MoM

### YEAR OVER YEAR

COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	15	\$71,364,123	88	131,279
JANUARY 2023	10	\$45,150,000	66	7,200
% of CHANGE	↓ -33% YoY	↓ -37% YoY	↓ -25% YoY	↓ -95% YoY



**Contact the Brownstone Brooklyn Team For More Information**

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## BROWNSTONE BROOKLYN JANUARY 2023 REPORT

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