



CENTRAL & EAST BROOKLYN MARKET REPORT

JANUARY 2023

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN JANUARY 2023 COMPLETE MARKET METRICS

2

TRANSACTIONS SOLD

\$5.48M

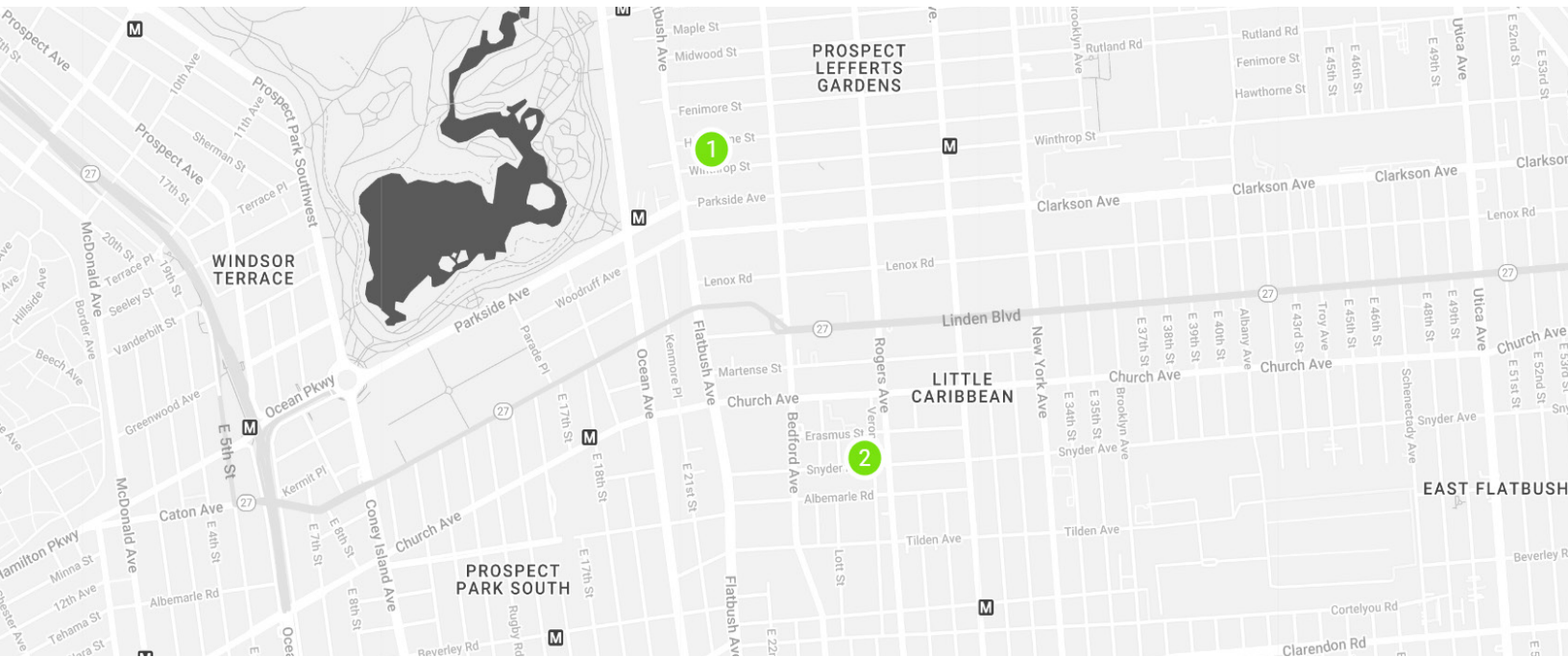
\$ VOLUME SOLD

11

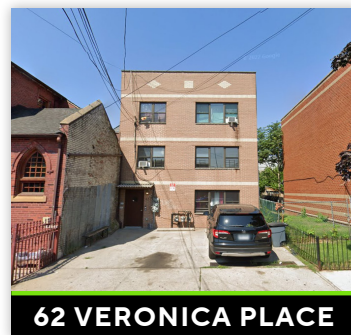
UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	42 Hawthorne Street	\$4,250,000	PLG	Multi-Family	8
2	62 Veronica Place	\$1,225,000	Flatbush	Multi-Family	3



CENTRAL & EAST BROOKLYN

JANUARY 2023 MARKET ANALYSIS

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

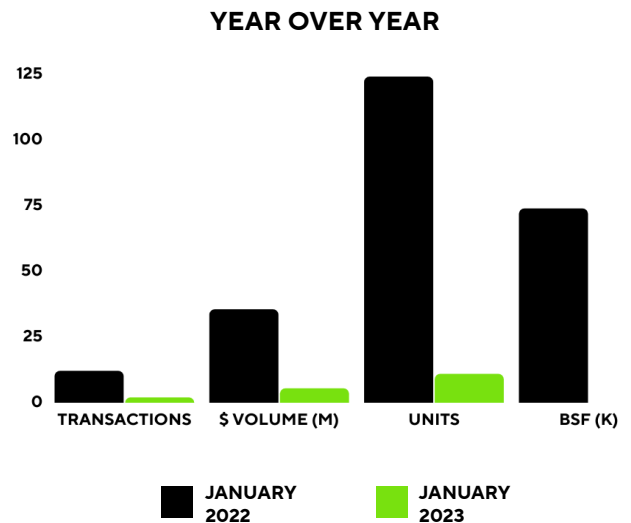
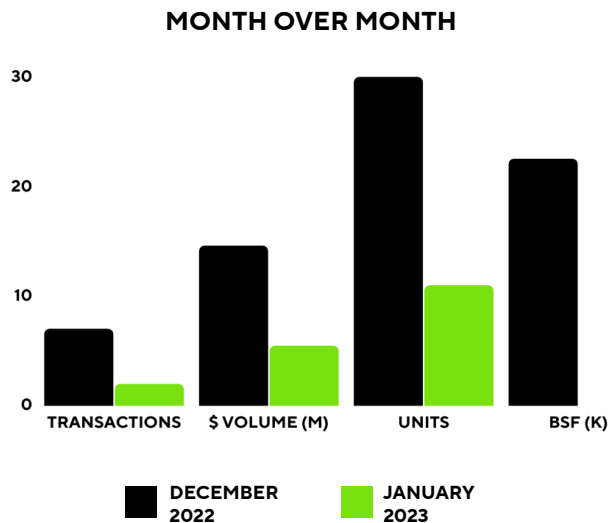
COMPARED TO DECEMBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	7	\$14,590,218	30	22,500
JANUARY 2023	2	\$5,475,000	11	0
% of CHANGE	↓ -71% MoM	↓ -62% MoM	↓ -63% MoM	↓ -100% MoM

YEAR OVER YEAR

COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	12	\$35,446,049	124	73,664
JANUARY 2023	2	\$5,475,000	11	0
% of CHANGE	↓ -83% YoY	↓ -85% YoY	↓ -91% YoY	↓ -100% YoY



Contact the Central & East Brooklyn Team For More Information

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