



CENTRAL & EAST BROOKLYN MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN APRIL 2023 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$15.38M

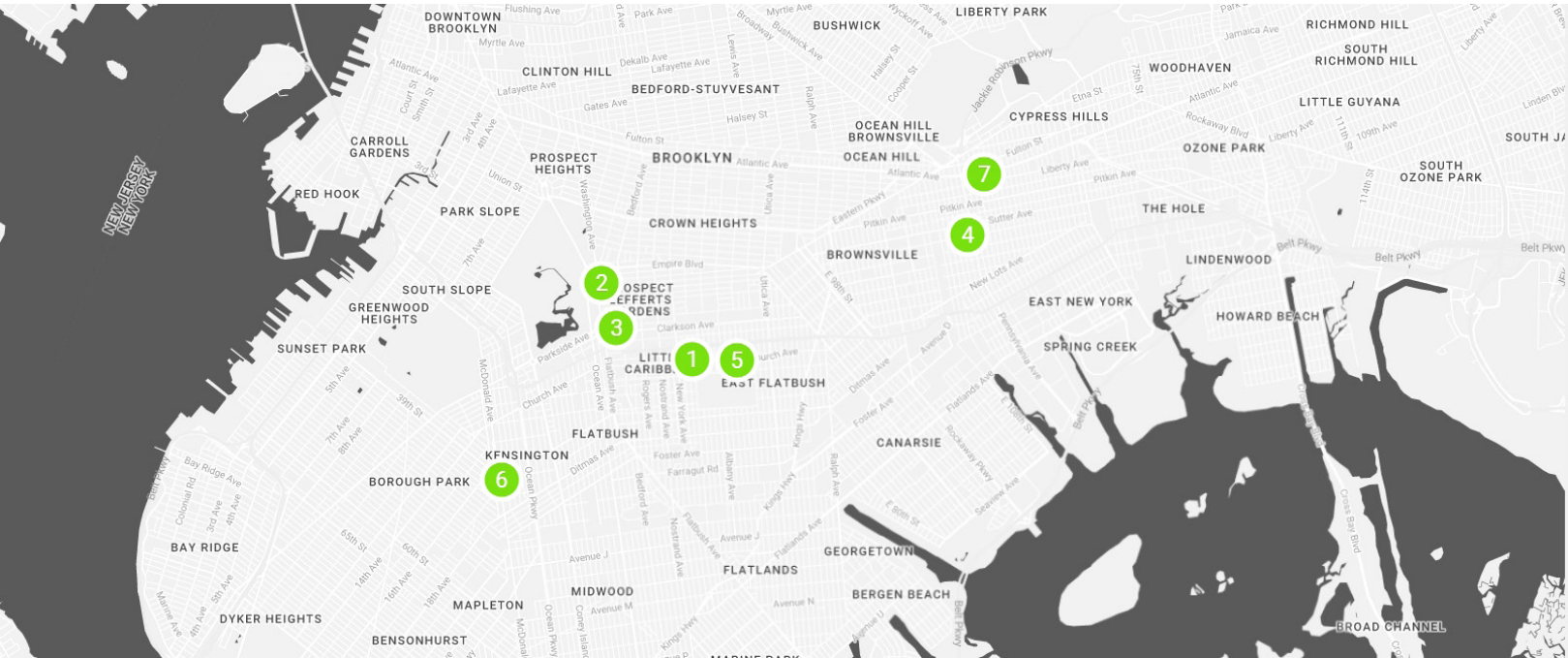
\$ VOLUME SOLD

67

UNITS SOLD

13,545

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	916 Brooklyn Avenue	\$5,150,000	East Flatbush	Mixed Use	43
2	30 Lefferts Avenue	\$2,470,000	Prospect Lefferts Gardens	Multi-Family	4
3	362-364 Parkside Avenue	\$2,175,000	Prospect Lefferts Gardens	Multi-Family	4
4	625 Blake Avenue	\$1,693,500	East New York	Mixed Use	6
5	4324 Church Avenue	\$1,300,000	East Flatbush	Mixed Use	7
6	769 McDonald Avenue	\$1,300,000	Kensington	Mixed Use	3
7	2748 Atlantic Avenue	\$1,300,000	East New York	Development	* 13,545 (BSF)

*Development Site / Buildable Square Footage



916 BROOKLYN AVE



30 LEFFERTS AVE



362-364 PARKSIDE AVE



625 BLAKE AVE

CENTRAL & EAST BROOKLYN

APRIL 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **APRIL 1, 2023 - APRIL 30, 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 MARCH 2023

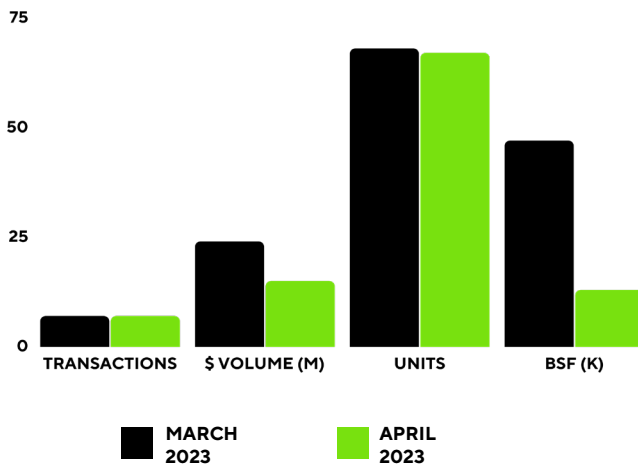
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	7	\$24,613,500	68	47,880
APRIL 2023	7	\$15,388,500	67	13,545
% of CHANGE	0% MoM	↓-37% MoM	↓-1% MoM	↓-72% MoM

YEAR OVER YEAR

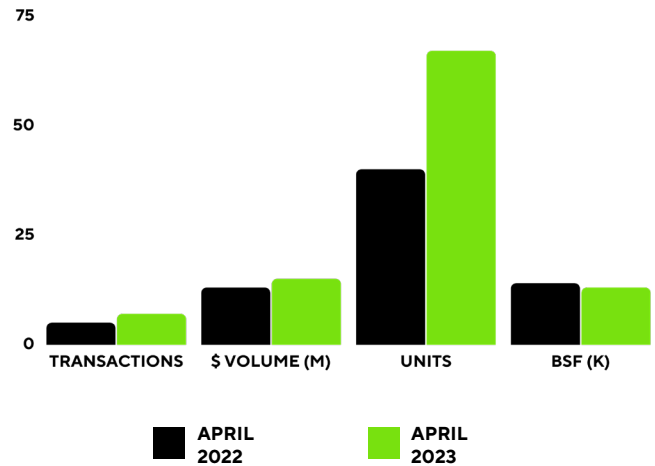
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	5	\$22,000,000	40	14,000
APRIL 2023	7	\$15,388,500	67	13,545
% of CHANGE	↑+40% YoY	↓-30% YoY	↑+68% YoY	↓-3% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

DEREK BESTREICH
718.360.8802

STEVE REYNOLDS
718.360.8807

TOM REYNOLDS
718.360.8817

BRIAN DAVILA
718.360.8849

MICHAEL MURPHY
718.360.1486

IPRG

CENTRAL & EAST BROOKLYN APRIL 2023 REPORT

THE CENTRAL & EAST BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**MICHAEL
MURPHY**
718.360.1436
mmurphy@iprg.com

718.360.8801

www.IPRG.com