



BROWNSTONE BROOKLYN MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN APRIL 2023 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD

\$65.07 M

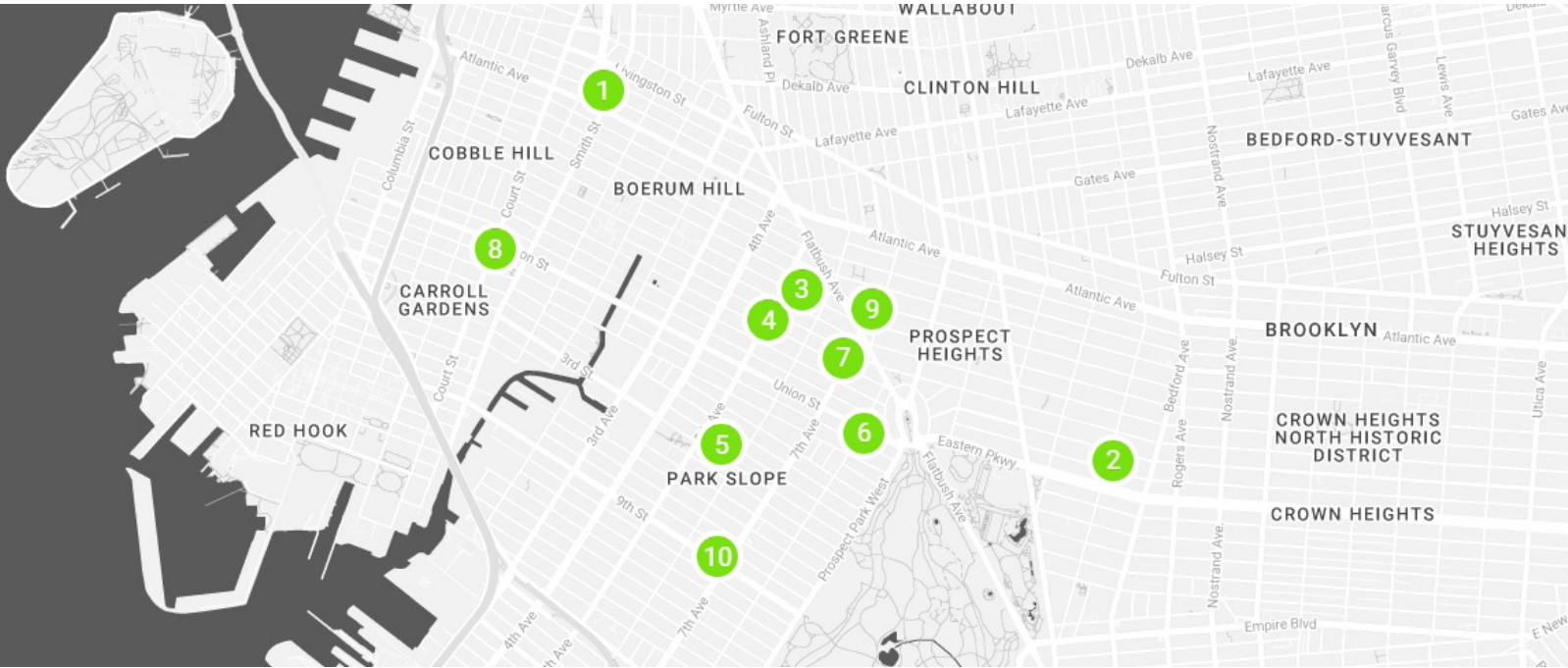
\$ VOLUME SOLD

99

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	3 Building Portfolio: 61, & 65 3rd Place	\$15,300,000	Carroll Gardens	Multi-Family	24
2	787 Franklin Avenue	\$6,725,000	Crown Heights	Mixed Use	6
3	29 Prospect Place	\$4,950,000	Park Slope	Multi-Family	6
4	131 5th Avenue	\$4,660,000	Park Slope	Mixed Use	6
5	402 2nd Street	\$4,500,000	Park Slope	Multi-Family	4
6	75 8th Avenue	\$4,300,000	Park Slope	Multi-Family	5
7	34 7th Avenue	\$3,910,000	Park Slope	Multi-Family	4
8	355 Court Street	\$3,500,000	Carroll Gardens	Mixed Use	4
9	136 Saint Marks Avenue	\$2,850,000	Prospect Heights	Multi-Family	6
10	429 9th Street	\$2,700,000	Park Slope	Multi-Family	4

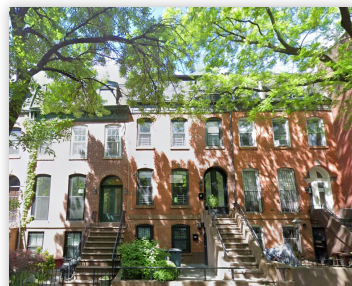
SELECT SALES ACTIVITY ABOVE



149 CLINTON STREET



787 FRANKLIN AVENUE



65 3RD PLACE



63 3RD PLACE

BROWNSTONE BROOKLYN

APRIL 2023 MARKET ANALYSIS

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

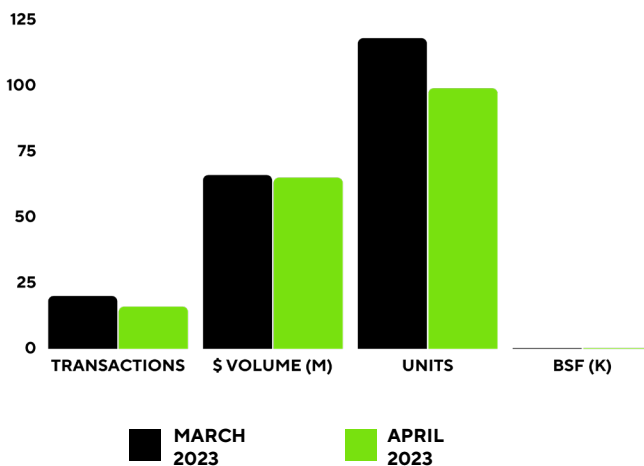
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	20	\$66,125,500	118	0
APRIL 2023	16	\$65,078,333	99	0
% of CHANGE	↓-20% MoM	↓ -2% MoM	↓-16% MoM	0% MoM

YEAR OVER YEAR

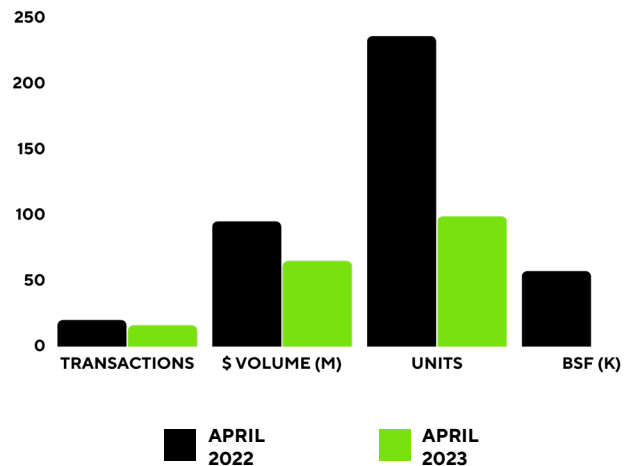
COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	20	\$95,932,000	236	57,986
APRIL 2023	16	\$65,078,333	99	0
% of CHANGE	↓ -20% YoY	↓-32% YoY	↓-58% YoY	↓-100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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