

The background of the cover is a black and white photograph of a row of brownstone buildings in Brooklyn. The buildings are multi-story with many windows and fire escapes. In the foreground, there are some trees and bushes. A large black rectangle is overlaid on the left side of the image, containing the title text. A smaller green rectangle is overlaid on the right side, containing the date. The company name is at the bottom in a white bar.

# **BROWNSTONE BROOKLYN MARKET REPORT**

**Q1 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## BROWNSTONE BROOKLYN

### Q1 MULTIFAMILY METRICS

# 26

TRANSACTIONS SOLD

# \$97.47M

\$ VOLUME SOLD

# 172

UNITS SOLD



128 PACIFIC ST



1436-1440 PACIFIC ST



36 REMSEN STREET



183 AMITY ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	128 Pacific Street	\$11,800,000	Cobble Hill	4
2	1436-1440 Pacific Street	\$9,150,000	Crown Heights	18
3	36 Remsen Street	\$7,500,000	Brooklyn Heights	8
4	183 Amity Street	\$4,900,000	Cobble Hill	4
5	170 Clinton Street	\$4,750,000	Brooklyn Heights	10
6	275 6th Avenue	\$4,425,000	Park Slope	4
7	401 12th Street	\$4,400,000	Park Slope	6
8	407 Sackett Street	\$4,050,000	Carroll Gardens	4
9	90 Clermont Avenue	\$3,765,000	Fort Greene	7
10	353 6th Avenue	\$3,650,000	Park Slope	4
11	1395 Dean Street	\$3,600,000	Crown Heights	25
12	398 Henry Street	\$3,500,000	Cobble Hill	4
13	45 Wyckoff Street	\$3,400,000	Boerum Hill	4
14	283 Sterling Place	\$3,300,000	Prospect Heights	4
15	258 President Street	\$3,300,000	Carroll Gardens	4
16	132 Carroll Street	\$3,060,000	Carroll Gardens	4
17	99 First Place	\$2,900,000	Carroll Gardens	4
18	23 Adelphi Street	\$2,500,000	Fort Greene	8
19	359 13th Street	\$2,500,000	Park Slope	3
20	444 15th Street	\$2,300,000	Park Slope	8

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **MONTH 1, 2022 - MONTH 31, 2022**

**Zip Codes:** 11201, 11205, 11213, 11215, 11216, 11217, 11218, 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

# BROWNSTONE BROOKLYN

## Q1 MIXED-USE METRICS

20

TRANSACTIONS SOLD

\$68.20M

\$ VOLUME SOLD

97

UNITS SOLD



425 HOYT ST



321-323 COURT ST



500A & 502 5TH AVE



463 4TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	425 Hoyt Street	\$9,250,000	Gowanus	2
2	321-323 Court Street	\$8,100,000	Carroll Gardens	11
3	500A & 502 5th Avenue	\$5,360,000	Park Slope	6
4	463 4th Avenue	\$3,825,000	Park Slope	10
5	350 7th Avenue	\$3,800,000	Park Slope	5
6	100 Dekalb Avenue	\$3,800,000	Fort Greene	4
7	769 Fulton Street	\$3,375,000	Fort Greene	3
8	767 Fulton Street	\$3,375,000	Fort Greene	3
9	357 Court Street	\$3,300,000	Carroll Gardens	4
10	256 7th Avenue	\$2,875,000	Park Slope	3
11	243 5th Avenue	\$2,750,000	Park Slope	3
12	333 Albany Avenue	\$2,750,000	Crown Heights	3
13	311 Court Street	\$2,500,000	Carroll Gardens	3
14	408 Myrtle Avenue	\$2,452,000	Clinton Hill	3
15	120 Kingston Avenue	\$2,325,000	Crown Heights	4
16	392 5th Avenue	\$2,100,000	Park Slope	3
17	265-267 4th Avenue	\$2,065,500	Park Slope	11
18	369 Warren Street	\$1,700,000	Cobble Hill	2
19	532 4th Avenue	\$1,500,000	Gowanus	5
20	111 Kingston Avenue	\$1,000,000	Crown Heights	9

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

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## BROWNSTONE BROOKLYN

### Q1 DEVELOPMENT SITE METRICS

5

TRANSACTIONS SOLD

\$53.15M

\$ VOLUME SOLD

180,406

BUILDABLE SF SOLD



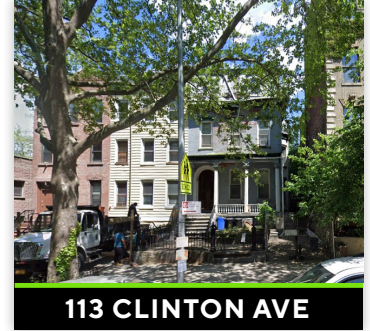
570 FULTON ST



150 LAWRENCE ST



399 PROSPECT PLACE



113 CLINTON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	570 Fulton Street	\$24,075,000	\$24,075,000	107,000
2	150 Lawrence Street	\$22,500,000	\$22,500,000	64,000
3	399 Prospect Place	\$2,500,000	\$2,500,000	5,406
4	113 Clinton Avenue	\$2,275,000	\$2,275,000	0
5	282 6th Street	\$1,800,000	\$1,800,000	4,000

\*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

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## Q1 2023 COMPLETE MARKET METRICS

51

TRANSACTIONS SOLD

-18% YoY

\$218.82M

\$ VOLUME SOLD

-19% YoY

269

UNITS SOLD

-8% YoY

180,406

BUILDABLE SF SOLD

-42% YoY

## PRICE ANALYSIS BY TERRITORY

## PARK SLOPE, CARROLL GARDENS, GREENWOOD HEIGHTS, GOWANUS, RED HOOK, COLUMBIA WATERFRONT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$769 -3% YoY	\$768 +11% YoY	\$450 +24% YoY
\$/UNIT	\$700,095 0% YoY	\$1,009,859 +43% YoY	

## DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,165 +58% YoY	\$607 -43% YoY	\$352 -14% YoY
\$/UNIT	\$1,066,875 +68% YoY	\$850,000 -37% YoY	

## CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$481 -14% YoY	\$756 +10% YoY	\$344 -54% YoY
\$/UNIT	\$429,388 -31% YoY	\$803,766 -48% YoY	

\*Development Site / Buildable Square Footage





### MULTIFAMILY

- 1 128 Pacific Street
- 2 1436-1440 Pacific Street
- 3 36 Remsen Street
- 4 183 Amity Street
- 5 170 Clinton Street
- 6 275 6th Avenue
- 7 401 12th Street
- 8 407 Sackett Street
- 9 90 Clermont Avenue
- 10 353 6th Avenue
- 11 1395 Dean Street
- 12 398 Henry Street
- 13 45 Wyckoff Street
- 14 283 Sterling Place
- 15 258 President Street
- 16 132 Carroll Street
- 17 99 First Place
- 18 23 Adelphi Street
- 19 359 13th Street
- 20 444 15th Street

### MIXED USE

- 1 425 Hoyt Street
- 2 321-323 Court Street
- 3 500A & 502 5th Avenue
- 4 463 4th Avenue
- 5 350 7th Avenue
- 6 100 Dekalb Avenue
- 7 769 Fulton Street
- 8 767 Fulton Street
- 9 357 Court Street
- 10 256 7th Avenue
- 11 243 5th Avenue
- 12 333 Albany Avenue
- 13 311 Court Street
- 14 408 Myrtle Avenue
- 15 120 Kingston Avenue
- 16 392 5th Avenue
- 17 265-267 4th Avenue
- 18 369 Warren Street
- 19 532 4th Avenue
- 20 111 Kingston Avenue

### DEVELOPMENT SITES

- 1 570 Fulton Street
- 2 150 Lawrence Street
- 3 399 Prospect Place
- 4 113 Clinton Avenue
- 5 282 6th Street



## BROWNSTONE BROOKLYN

Q1 2023 MARKET REPORT

CONTACT THE **BROWNSTONE BROOKLYN** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**