CENTRAL & EAST BROOKLYN MARKET REPORT



Q12023



CENTRAL & EAST BROOKLYN Q1 MULTIFAMILY METRICS

6 TRANSACTIONS SOLD \$16.56M \$ VOLUME SOLD 85

UNITS SOLD



ADDRESS	PRICE	NEIGHBORHOOD		
42 Hawthorne Street	\$4,250,000	Prospect Lefferts Gardens	Gardens 8	
1740 Carroll Street	\$4,200,000	Crown Heights South	30	
1257 Rogers Avenue	\$3,038,500	Flatbush	8	
500 Eastern Parkway	\$2,000,000	Crown Heights South	16	
144 Sheridan Avenue	\$1,850,000	East New York	20	
62 Veronica Place	\$1,225,000	Flatbush	3	

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

CENTRAL & EAST BROOKLYN Q1 MIXED-USE METRICS



\$8.35M \$VOLUME SOLD 22

UNITS SOLD



ADDRESS	PRICE	NEIGHBORHOOD	UNITS
478 McDonald Avenue	\$1,800,000	Kensington	3
2 3342 Fulton Street	\$1,700,000	East New York	4
3 1239 Flatbush Avenue	\$1,300,000	Flatbush 3	
1067 Nostrand Avenue	\$1,280,000	Prospect Lefferts Gardens 3	
1066 Nostrand Avenue	\$1,200,000	Prospect Lefferts Gardens 3	
728 Liberty Avenue	\$1,075,000	East New York 6	





CENTRAL & EAST BROOKLYN Q1 DEVELOPMENT SITE METRICS

2 TRANSACTIONS SOLD \$17.70M **S VOLUME** SOLD

104,780 BUILDABLE SF SOLD



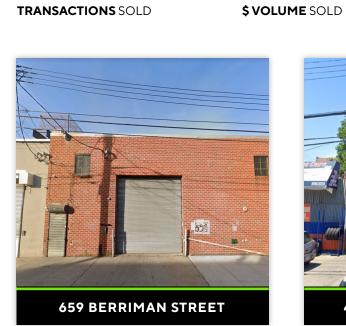
506 UTICA AVENUE

ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
0 625-629 NYA & 447 Fenimore St	\$11,000,000	Prospect Lefferts Gardens	56,900
2 506 Utica Avenue	\$6,700,000	East Flatbush	47,880

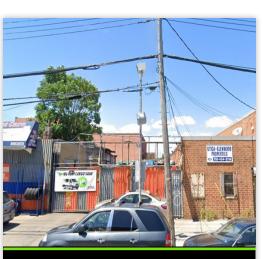
Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022 Zip Codes: 11203, 11207, 11208, 11210, 11213, 11218, 11225, 11226, 11236 Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington, Prospect-Lefferts-Gardens, Prospect Park

CENTRAL & EAST BROOKLYN Q1 2022 RETAIL & OFFICE METRICS

\$7.50M



2



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UNITS SOLD

4415 GLENWOOD ROAD

ADDRESS	PRICE	NEIGHBORHOOD	UNITS
659 Berriman Street	\$5,500,000	East New York	1
2 4415 Glenwood Road	\$2,250,000	East Flatbush	3





CENTRAL & EAST BROOKLYN Q1 2023 MARKET ANALYSIS

Q1 2023 COMPLETE MARKET METRICS

16 TRANSACTIONS SOLD \$42.61M \$VOLUME SOLD -48% YoY

107 UNITS SOLD -64% YoY



PRICE ANALYSIS BY TERRITORY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$218 -31% YoY	\$394 -21% YoY	\$193 +12% YoY
\$/UNIT	\$328,125 +27% YoY	\$413,333 +3% YoY	

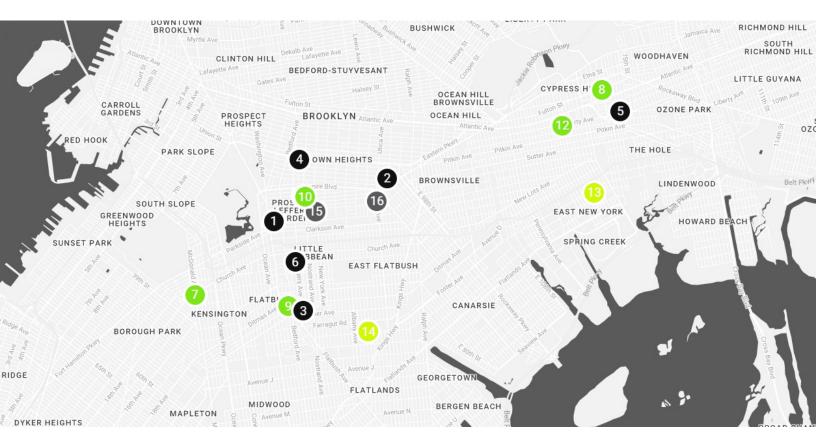
FLATBUSH & KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$439 +137% YoY	\$402 +5% YoY	\$0 0% YoY
\$/UNIT	\$394,073 +138% YoY	\$516,667 +42% YoY	

CITY LINE & CYPRESS HILL & EAST FLATBUSH & EAST NEW YORK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$107 -58% YoY	\$386 +54% YoY	\$140 +54% YoY
\$/UNIT	\$116,250 -50% YoY	\$302,083 +36% YoY	

CENTRAL & EAST BROOKLYN Q1 2023 MARKET MAP



MULTIFAMILY

- 42 Hawthorne Street 0
- 2 1740 Carroll Street
- 8 1257 Rogers Avenue
- 500 Eastern Parkway 4
- 6 144 Sheridan Avenue
- 6 62 Veronica Place

MIXED USE

- 478 McDonald Avenue 0
- 3342 Fulton Street 2
- 1239 Flatbush Avenue 3
- 4 1067 Nostrand Avenue
- 6 1066 Nostrand Avenue
- 728 Liberty Avenue 6

INDUSTRIAL

- 1 659 Berriman Street
- 2 4415 Glenwood Road

DEVELOPMENT SITES

- 625-629 NYA & 447 Fenimore St ก 2
- 506 Utica Avenue

IPRG

CENTRAL & EAST BROOKLYN Q1 2023 MARKET REPORT



CONTACT THE CENTRAL & EAST BROOKLYN TEAM FOR MORE INFORMATION

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POWERFUL TEAM

725+ \$2B+ **PROPERTIES SOLD**

TOTAL SALES

www.IPRG.com