



CENTRAL & EAST BROOKLYN MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN Q1 MULTIFAMILY METRICS

6

TRANSACTIONS SOLD

\$16.56M

\$ VOLUME SOLD

85

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	42 Hawthorne Street	\$4,250,000	Prospect Lefferts Gardens	8
2	1740 Carroll Street	\$4,200,000	Crown Heights South	30
3	1257 Rogers Avenue	\$3,038,500	Flatbush	8
4	500 Eastern Parkway	\$2,000,000	Crown Heights South	16
5	144 Sheridan Avenue	\$1,850,000	East New York	20
6	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

6

TRANSACTIONS SOLD

\$8.35M

\$ VOLUME SOLD

22

UNITS SOLD



478 MCDONALD AVE



3342 FULTON ST



1239 FLATBUSH AVE



1067 NOSTRAND AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	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
4	1067 Nostrand Avenue	\$1,280,000	Prospect Lefferts Gardens	3
5	1066 Nostrand Avenue	\$1,200,000	Prospect Lefferts Gardens	3
6	728 Liberty Avenue	\$1,075,000	East New York	6

Mixed-Use 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 DEVELOPMENT SITE METRICS

2

TRANSACTIONS SOLD

\$17.70M

\$ VOLUME SOLD

104,780

BUILDABLE SF SOLD



625-629 NYA & 447 FENIMORE ST



506 UTICA AVENUE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	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

2

TRANSACTIONS SOLD

\$7.50M

\$ VOLUME SOLD

4

UNITS SOLD



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

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

Q1 2023 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD
-50% YoY

\$42.61M

\$ VOLUME SOLD
-48% YoY

107

UNITS SOLD
-64% YoY

104,780

BUILDABLE SF 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

- 1 42 Hawthorne Street
- 2 1740 Carroll Street
- 3 1257 Rogers Avenue
- 4 500 Eastern Parkway
- 5 144 Sheridan Avenue
- 6 62 Veronica Place

MIXED USE

- 1 478 McDonald Avenue
- 2 3342 Fulton Street
- 3 1239 Flatbush Avenue
- 4 1067 Nostrand Avenue
- 5 1066 Nostrand Avenue
- 6 728 Liberty Avenue

INDUSTRIAL

- 1 659 Berriman Street
- 2 4415 Glenwood Road

DEVELOPMENT SITES

- 1 625-629 NYA & 447 Fenimore St
- 2 506 Utica Avenue



CENTRAL & EAST BROOKLYN
Q1 2023 MARKET REPORT

CONTACT THE **CENTRAL & EAST BROOKLYN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES