



CENTRAL & EAST BROOKLYN MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN MAY 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$13.86M

\$ VOLUME SOLD

58

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	10 Westminster Road	\$5,225,000	Prospect Park South	Multi-Family	21
2	1176 Nostrand Avenue	\$2,520,000	Prospect Lefferts Gardens	Mixed Use	8
3	2817 Foster Avenue	\$2,070,000	Flatbush	Multi-Family	20
4	531 East 8th Street	\$1,625,000	Kensington	Mixed Use	3
5	1767 Union Street	\$1,275,000	Crown Heights South	Mixed Use	2
6	36 East 51st Street	\$1,150,000	East Flatbush	Multi-Family	4



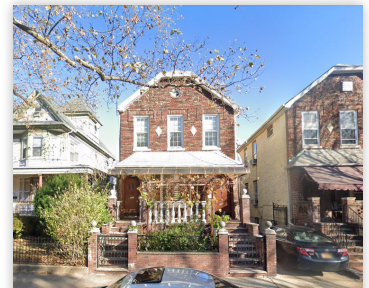
10 WESTMINSTER RD



1176 NOSTRAND AVE



2817 FOSTER AVE



531 EAST 8TH ST

CENTRAL & EAST BROOKLYN

MAY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2023 - MAY 31, 2023

Zip Codes: 11203, 11210, 11213, 11218, 11225, 11226, 11236, 11212

Neighborhoods: Crown Heights South, East Flatbush, Flatbush, Kensington, Prospect Lefferts Gardens, Prospect Park South

MONTH OVER MONTH

COMPARED TO APRIL 2023

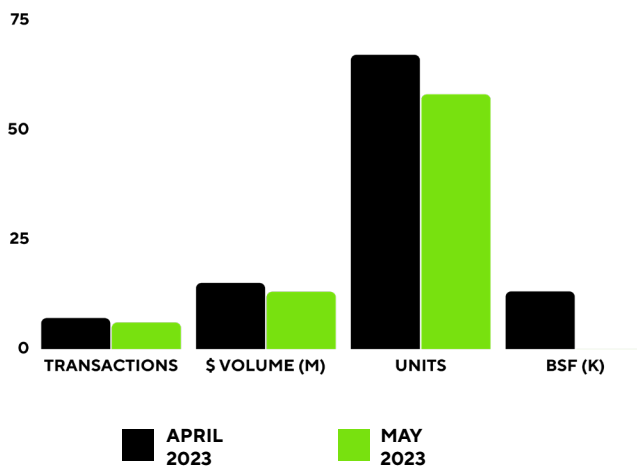
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	7	\$15,388,500	67	13,545
MAY 2023	6	\$13,865,000	58	0
% of CHANGE	↓ -14% MoM	↓ -10% MoM	↓ -13% MoM	↓ -100% MoM

YEAR OVER YEAR

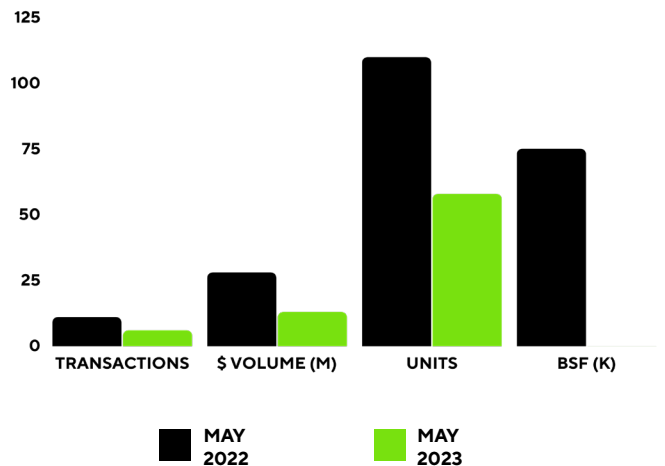
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	11	\$28,098,497	110	75,121
MAY 2023	6	\$13,865,000	58	0
% of CHANGE	↓ -45% YoY	↓ -51% YoY	↓ -47% YoY	↓ -100% 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

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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