



# **BROWNSTONE BROOKLYN MARKET REPORT**

**MAY 2023**

**INVESTMENT PROPERTY REALTY GROUP**



## BROWNSTONE BROOKLYN MAY 2023 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD

\$61.68 M

\$ VOLUME SOLD

87

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	287 Henry Street	\$8,175,893	Brooklyn Heights	Multi-Family	5
2	370 5th Avenue	\$6,174,348	Park Slope	Mixed Use	5
3	132 Montague Street	\$4,300,000	Brooklyn Heights	Mixed Use	8
4	176 Atlantic Avenue	\$4,200,000	Cobble Hill	Mixed Use	5
5	328 Degraw Street	\$4,000,000	Carroll Gardens	Multi-Family	4
6	32 Butler Street	\$3,900,000	Cobble Hill	Multi-Family	3
7	28 South Portland Avenue	\$3,625,000	Fort Greene	Multi-Family	8
8	59 Cheever Place	\$3,100,000	Cobble Hill	Multi-Family	4
9	341 Smith Street	\$3,000,000	Carroll Gardens	Mixed Use	3
10	606 Carlton Avenue	\$2,999,999	Prospect Heights	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



287 HENRY ST



370 5TH AVE



132 MONTAGUE ST



176 ATLANTIC AVE

# BROWNSTONE BROOKLYN

## MAY 2023 MARKET ANALYSIS

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

Zip Codes: 11205, 11216, 11238, 11217, 11215, 11232, 11201, 11231, 11213

Neighborhoods: Boerum Hill, Clinton Hill, Cobble Hill, Columbia Waterfront, Crown Heights, Fort Greene, Greenwood Heights, Owanus, Park Slope, Prospect Heights

### MONTH OVER MONTH

COMPARED TO MAY 2023

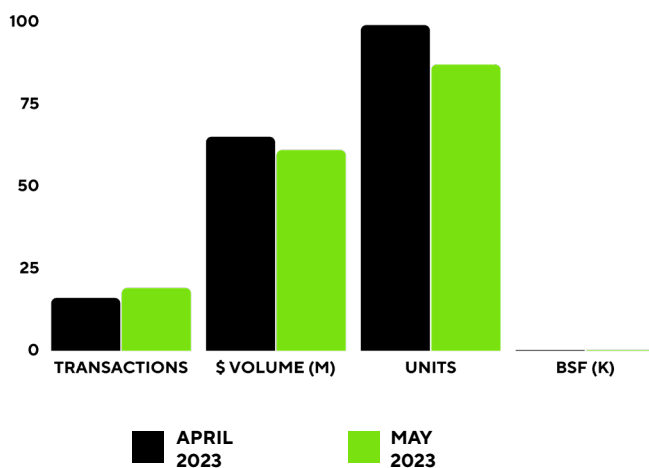
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	16	\$65,078,333	99	0
MAY 2023	19	\$61,689,240	87	0
% of CHANGE	↑ +19% MoM	↓ -5% MoM	↓ -12% MoM	0% MoM

### YEAR OVER YEAR

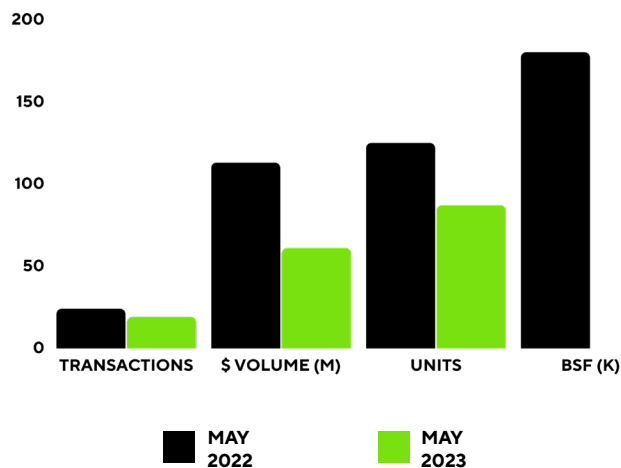
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	24	\$133,400,590	125	180,046
MAY 2023	19	\$61,689,240	87	0
% of CHANGE	↓ -21% YoY	↓ -54% YoY	↓ -30% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the Brownstone Brooklyn Team for More Information

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# IPRG

## BROWNSTONE BROOKLYN MAY 2023 REPORT

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