



BROWNSTONE BROOKLYN MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN JULY 2023 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$58.06M

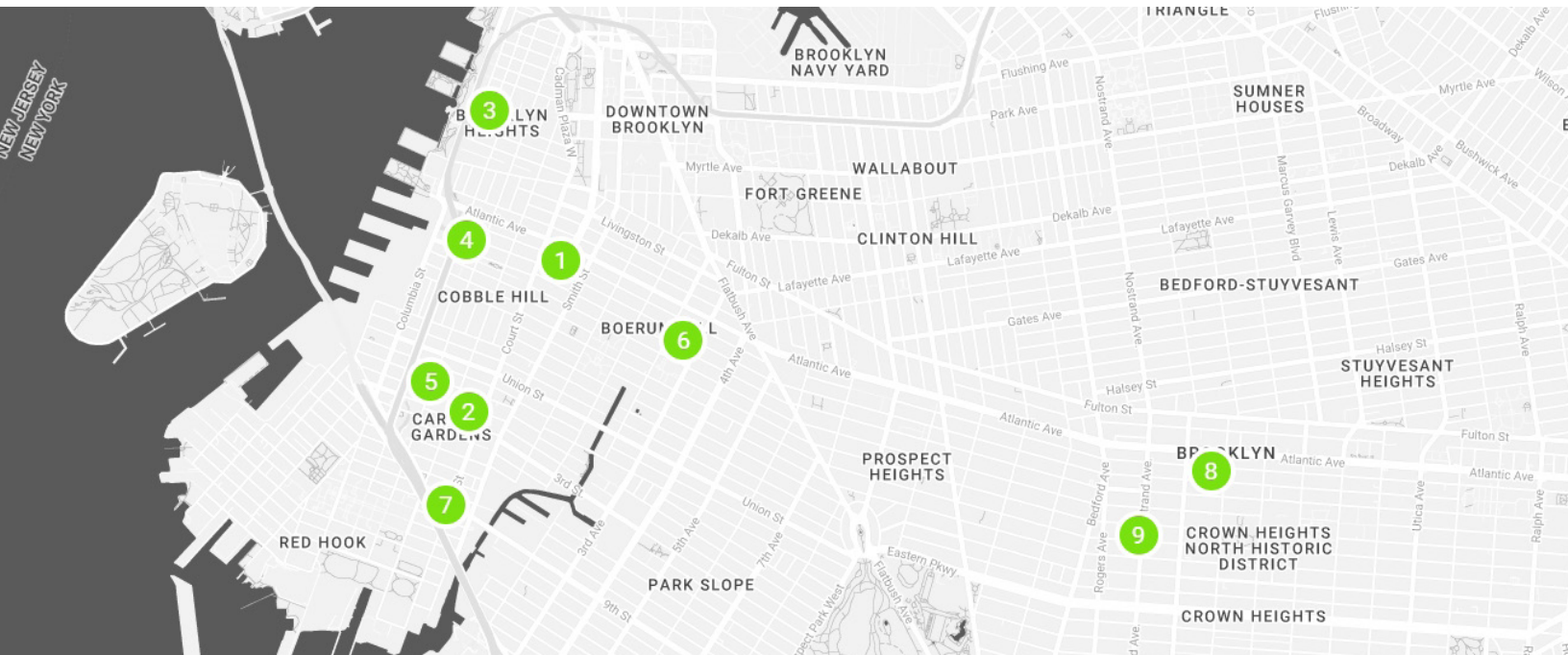
\$ VOLUME SOLD

40

UNITS SOLD

44,079

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	96-110 Boerum Place	\$20,100,000	Boerum Hill	Development	* 44,079 (BSF)
2	76 1st Place	\$10,800,000	Carroll Gardens	Multi-Family	5
3	150 Willow Street	\$6,175,000	Brooklyn Heights	Multi-Family	4
4	82 Amity Street	\$6,125,000	Cobble Hill	Mixed Use	4
5	558 Henry Street	\$4,540,114	Carroll Gardens	Multi-Family	4
6	278 Dean Street	\$3,450,000	Boerum Hill	Multi-Family	8
7	544 Court Street	\$3,000,000	Carroll Gardens	Mixed Use	4
8	1362 Pacific Street	\$2,475,000	Crown Heights	Multi-Family	4
9	730 Nostrand Avenue	\$1,400,000	Crown Heights	Mixed Use	7

*Development Site / Buildable Square Footage



96-110 BOERUM PL



76 1ST PL



150 WILLOW ST



82 AMITY ST

BROWNSTONE BROOKLYN

JULY 2023 MARKET ANALYSIS

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

Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238, 11218

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

MONTH OVER MONTH

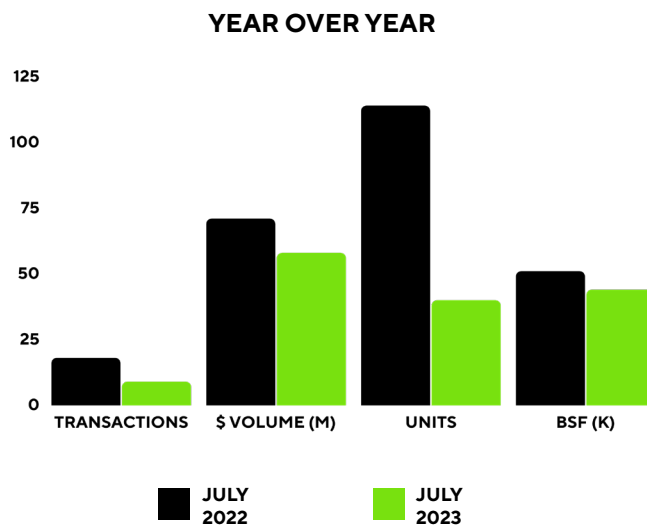
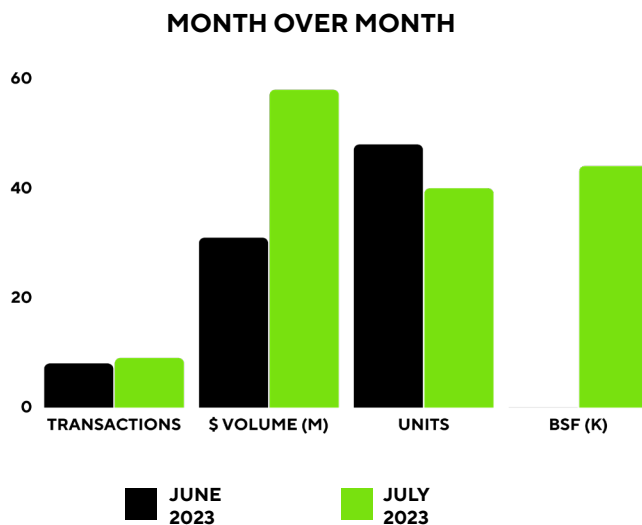
COMPARED TO JUNE 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	8	\$31,422,500	48	0
JULY 2023	9	\$58,065,114	40	44,079
% of CHANGE	↑+13% MoM	↑+85% MoM	↓-17% MoM	↑+100% MoM

YEAR OVER YEAR

COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	18	\$71,630,237	114	51,270
JULY 2023	9	\$58,065,114	40	44,079
% of CHANGE	↓-50% YoY	↓-19% YoY	↓-65% YoY	↓-14% YoY



Contact the Brownstone Brooklyn Team For More Information

DEREK BESTREICH
718.360.8802

LUKE SPROVIERO
718.360.8803

ADAM LOBEL
718.360.8815

TOBY WARING
718.360.8837

ANDREW CIPOLLI
718.360.8819

SAMANTHA KATZ
718.360.4834



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THE BROWNSTONE BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**TOBY
WARING**
718.360.8837
TWaring@iprg.com

**ANDREW
CIPOLLI**
718.360.8819
ACipolli@iprg.com

**SAMANTHA
KATZ**
718.360.4834
SKatz@iprg.com