



BROWNSTONE BROOKLYN MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN

Q3 MULTIFAMILY METRICS

19

TRANSACTIONS SOLD

\$77.55M

\$ VOLUME SOLD

127

UNITS SOLD



76 1ST PL



154-159 WEST 9TH ST



566-568 BALTIC ST



150 WILLOW ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	76 1st Place	\$10,800,000	Carroll Gardens	5
2	154-159 West 9th Street	\$8,000,000	Carroll Gardens	13
3	566-568 Baltic Street	\$6,375,000	Gowanus	16
4	150 Willow Street	\$6,175,000	Brooklyn Heights	4
5	448 Clinton Street	\$5,700,000	Carroll Gardens	5
6	558 Henry Street	\$4,540,114	Carroll Gardens	4
7	16 Strong Place	\$3,920,000	Cobble Hill	4
8	56 Pierrepont Street	\$3,900,000	Brooklyn Heights	16
9	278 Dean Street	\$3,450,000	Boerum Hill	8
10	1481 Sterling Place	\$3,425,000	Crown Heights	8
11	464 Prospect Place	\$3,400,000	Prospect Heights	8
12	347 6th Avenue	\$3,200,000	Park Slope	4
13	81 Woodhull Street	\$3,100,000	Carroll Gardens	4
14	35 Park Place	\$2,700,000	Park Slope	4
15	1362 Pacific Street	\$2,475,000	Crown Heights	4
16	1184 Dean Street	\$2,000,000	Crown Heights	8
17	274 9th Street	\$1,995,000	Park Slope	4
18	1443 Pacific Street	\$1,300,000	Crown Heights	4
19	1170 Saint Marks Avenue	\$1,100,000	Crown Heights	4

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

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

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

BROWNSTONE BROOKLYN

Q3 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$46.63M

\$ VOLUME SOLD

68

UNITS SOLD



309 HENRY ST



82 AMITY ST



423 COURT ST



36 SAINT FELIX ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	309 Henry Street	\$8,627,060	Brooklyn Heights	4
2	82 Amity Street	\$6,125,000	Cobble Hill	4
3	423 Court Street	\$5,346,458	Carroll Gardens	4
4	36 Saint Felix Street	\$4,000,000	Fort Greene	6
5	104 South Oxford Street	\$3,375,000	Fort Greene	3
6	581 Vanderbilt Avenue	\$3,000,000	Prospect Heights	7
7	259-261 Smith Street	\$3,000,000	Cobble Hill	6
8	544 Court Street	\$3,000,000	Carroll Gardens	4
9	59-61 Atlantic Avenue	\$2,358,637	Brooklyn Heights	8
10	556 Atlantic Avenue	\$2,300,000	Boerum Hill	3
11	1524 Bergen Street	\$1,500,000	Crown Heights	3
12	762 Classon Avenue	\$1,500,000	Prospect Heights	7
13	730 Nostrand Avenue	\$1,400,000	Crown Heights	7
14	1654 Dean Street	\$1,100,000	Crown Heights	2

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023

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

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

BROWNSTONE BROOKLYN
Q3 DEVELOPMENT SITE METRICS

3
TRANSACTIONS SOLD

\$52.91M
\$ VOLUME SOLD

124,154
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	125 3rd Street	\$30,466,125	Gowanus	69,571
2	96-110 Boerum Place	\$20,100,000	Boerum Hill	44,079
3	28 Putnam Avenue	\$2,350,000	Clinton Hill	10,504

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**
Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11218, 11231, 11232, 11238
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

Q3 2023 COMPLETE MARKET METRICS

36

TRANSACTIONS SOLD

-33% YoY

\$177.10M

\$ VOLUME SOLD

-46% YoY

195

UNITS SOLD

-61% YoY

124,154

BUILDABLE SF SOLD

-69% YoY

PRICE ANALYSIS BY TERRITORY

PARK SLOPE, CARROLL GARDENS, GREENWOOD HEIGHTS, GOWANUS, RED HOOK, COLUMBIA WATERFRONT

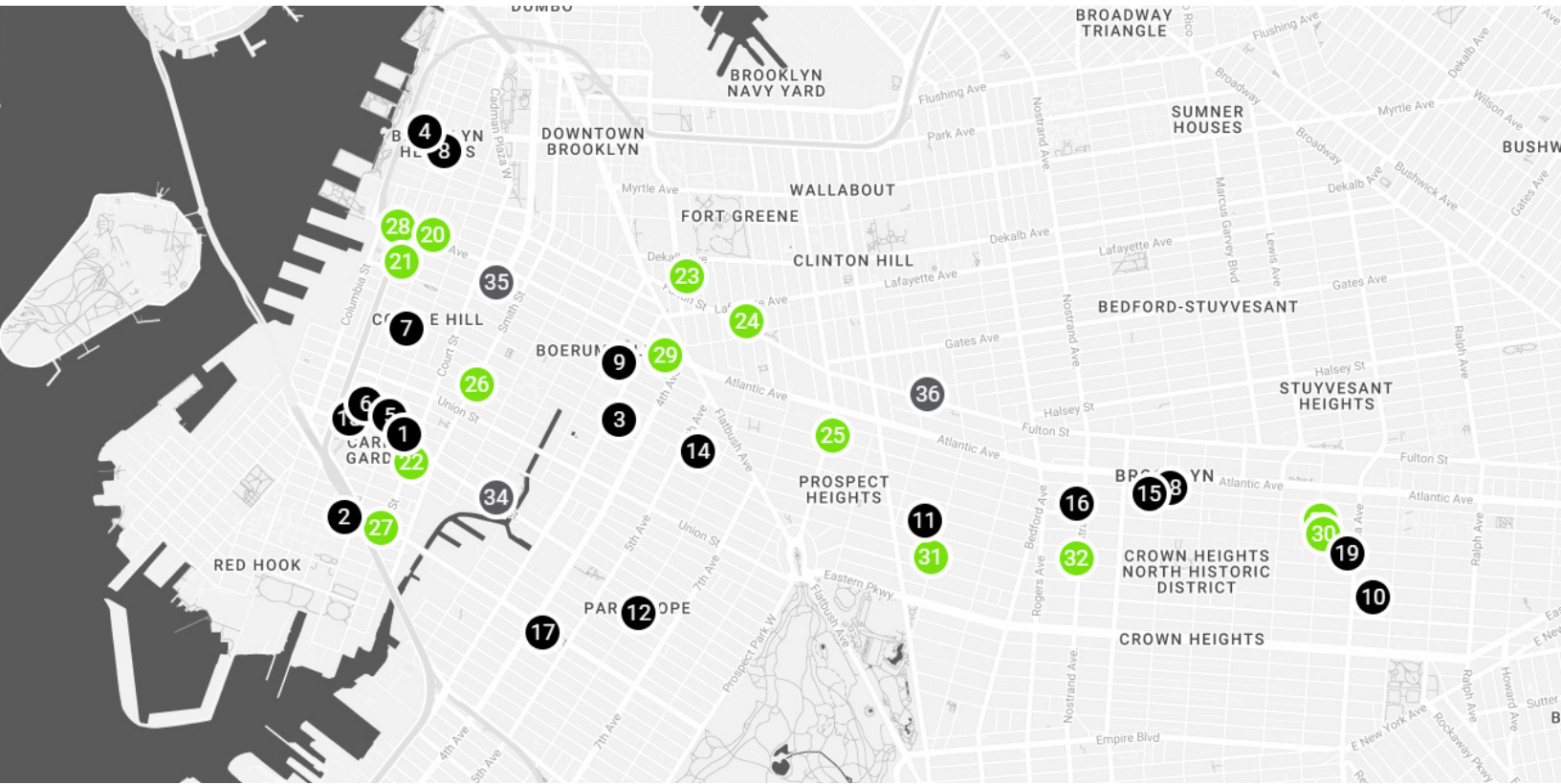
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$975 +45% YoY	\$1,237 +90% YoY	\$438 -23% YoY
\$/UNIT	\$934,929 +59% YoY	\$1,043,307 +75% YoY	

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,025 +48% YoY	\$1,111 +58% YoY	\$456 +64% YoY
\$/UNIT	\$938,696 +86% YoY	\$1,049,902 +51% YoY	

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$555 -20% YoY	\$536 -5% YoY	\$224 +61% YoY
\$/UNIT	\$462,031 -9% YoY	\$526,361 -3% YoY	



MULTIFAMILY

- 1 76 1st Place
- 2 154-159 West 9th Street
- 3 566-568 Baltic Street
- 4 150 Willow Street
- 5 448 Clinton Street
- 6 558 Henry Street
- 7 16 Strong Place
- 8 56 Pierrepont Street
- 9 278 Dean Street
- 10 1481 Sterling Place
- 11 464 Prospect Place
- 12 347 6th Avenue
- 13 81 Woodhull Street
- 14 35 Park Place
- 15 1362 Pacific Street
- 16 1184 Dean Street
- 17 274 9th Street
- 18 1443 Pacific Street
- 19 1170 Saint Marks Avenue

MIXED USE

- 20 309 Henry Street
- 21 82 Amity Street
- 22 423 Court Street
- 23 36 Saint Felix Street
- 24 104 South Oxford Street
- 25 581 Vanderbilt Avenue
- 26 259-261 Smith Street
- 27 544 Court Street
- 28 59-61 Atlantic Avenue
- 29 556 Atlantic Avenue
- 30 1524 Bergen Street
- 31 762 Classon Avenue
- 32 730 Nostrand Avenue
- 33 1654 Dean Street

DEVELOPMENT SITES

- 34 125 3rd Street
- 35 96-110 Boerum Place
- 36 28 Putnam Avenue



BROWNSTONE BROOKLYN

Q3 2023 MARKET REPORT

CONTACT THE **BROWNSTONE BROOKLYN** TEAM FOR MORE INFORMATION

**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

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

1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES