



BROWNSTONE BROOKLYN MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN JANUARY 2024 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD

\$70.39M

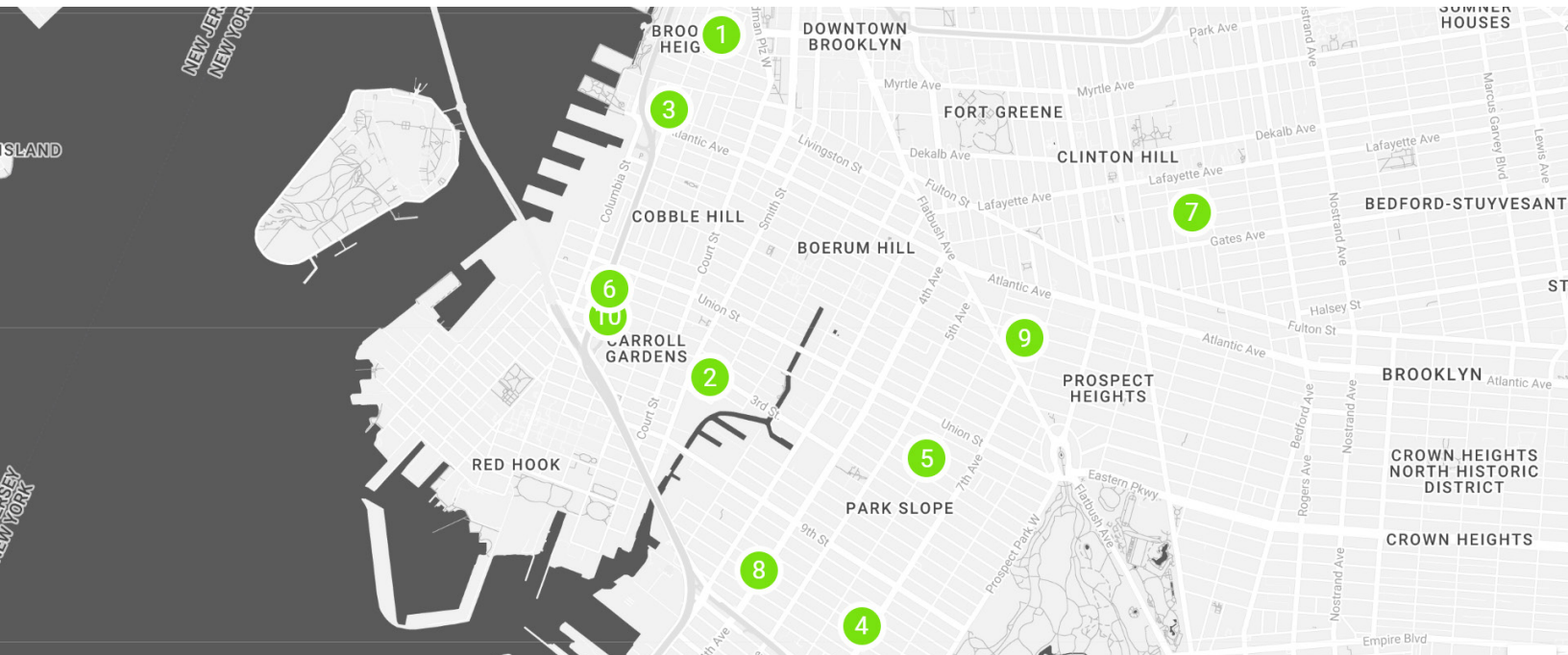
\$ VOLUME SOLD

118

UNITS SOLD

5,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	150 Henry Street	\$7,625,000	Brooklyn Heights	Mixed Use	3
2	38 3rd Street	\$6,900,000	Carroll Gardens	Multi-Family	8
3	308 Hicks Street	\$6,250,000	Brooklyn Heights	Multi-Family	9
4	377 13th Street	\$6,154,343	Park Slope	Multi-Family	8
5	256 6th Avenue	\$5,975,991	Park Slope	Multi-Family	4
6	105 Carroll Street	\$4,500,000	Carroll Gardens	Multi-Family	4
7	33-35 Lexington Avenue	\$4,185,000	Clinton Hill	Multi-Family	10
8	520-522 4th Avenue	\$3,350,000	Gowanus	Multi-Family	16
9	536 Bergen Street	\$3,150,000	Prospect Heights	Multi-Family	6
10	79 Woodhull Street	\$2,999,000	Carroll Gardens	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



150 HENRY ST



38 3RD ST



308 HICKS ST



377 13TH ST

BROWNSTONE BROOKLYN

JANUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - JANUARY 31, 2024

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

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 DECEMBER 2023

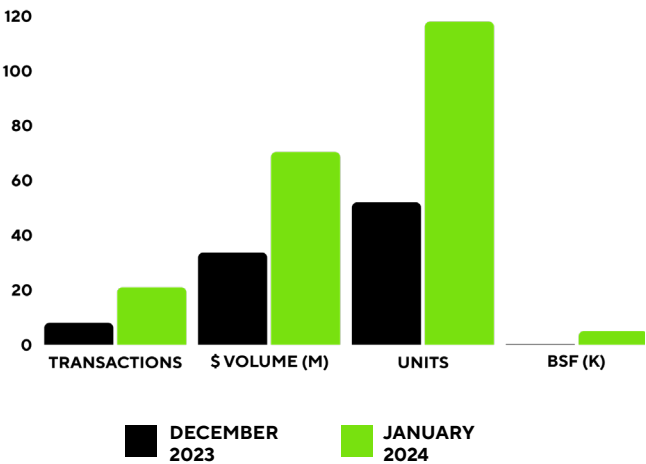
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	8	\$33,675,000	52	0
JANUARY 2024	21	\$70,394,912	118	5,000
% of CHANGE	↑ +163% MoM	↑ +109% MoM	↑ +127% MoM	↑ +100% MoM

YEAR OVER YEAR

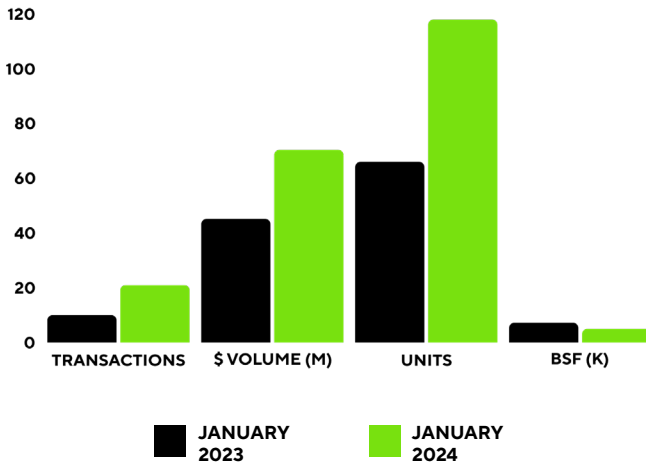
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	10	\$45,150,000	66	7,200
JANUARY 2024	21	\$70,394,912	118	5,000
% of CHANGE	↓ +110% YoY	↑ +56% YoY	↑ +79% YoY	↓ -31% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Broswnstone Brooklyn Team For More Information

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