



BROWNSTONE BROOKLYN MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN

Q4 MULTIFAMILY METRICS

13

TRANSACTIONS SOLD

\$54.38M

\$ VOLUME SOLD

121

UNITS SOLD



222 PACIFIC ST



260 PRESIDENT ST



307 HICKS ST



1193-1205 EASTERN PKWY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	222 Pacific Street	\$7,000,000	Boerum Hill	10
2	260 President Street	\$6,050,000	Carroll Gardens	5
3	307 Hicks Street	\$5,100,000	Brooklyn Heights	4
4	1193-1205 Eastern Parkway	\$4,950,000	Crown Heights	49
5	88 Joralemon Street	\$4,600,000	Brooklyn Heights	4
6	445 9th Street	\$4,400,000	Park Slope	5
7	1162 Pacific Street	\$4,200,000		4
8	533 Bergen Street	\$4,125,000	Prospect Heights	8
9	7 2nd Street	\$3,225,000	Carroll Gardens	4
10	444 15th Street	\$3,050,000	Park Slope	8
11	125 Saint James Place	\$2,650,000	Clinton Hill	8
12	109 President Street	\$2,550,000	Columbia Waterfront	4
13	147 9th Street	\$2,480,000	Gowanus	8

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 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

Q4 MIXED-USE METRICS

4

TRANSACTIONS SOLD

\$18.57M

\$ VOLUME SOLD

22

UNITS SOLD



35 REMSEN ST



187 STATE ST



526 4TH AVE



731 WASHINGTON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	35 Remsen Street	\$7,700,000	Brooklyn Heights	3
2	187 State Street	\$4,125,000	Boerum Hill	5
3	526 4th Avenue	\$3,750,000	Gowanus	8
4	731 Washington Avenue	\$3,000,000	Prospect Heights	6

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 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

Q4 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$50.18M

\$ VOLUME SOLD

271,846

BUILDABLE SF SOLD



878-888 ATLANTIC AVE



240 NASSAU ST



526 BALTIC ST



87 CARLTON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	878-888 Atlantic Avenue	\$20,000,000	Prospect Heights	150,400
2	240 Nassau Street	\$15,000,000	Downtown Brooklyn	53,946
3	526 Baltic Street	\$13,900,000	Gowanus	62,500
4	87 Carlton Avenue	\$1,280,000	Fort Greene	5,000

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

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Q4 2023 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD

-62% YoY

\$123.13M

\$ VOLUME SOLD

-64% YoY

143

UNITS SOLD

-75% YoY

271,846

BUILDABLE SF SOLD

-16% YoY

PRICE ANALYSIS BY TERRITORY

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

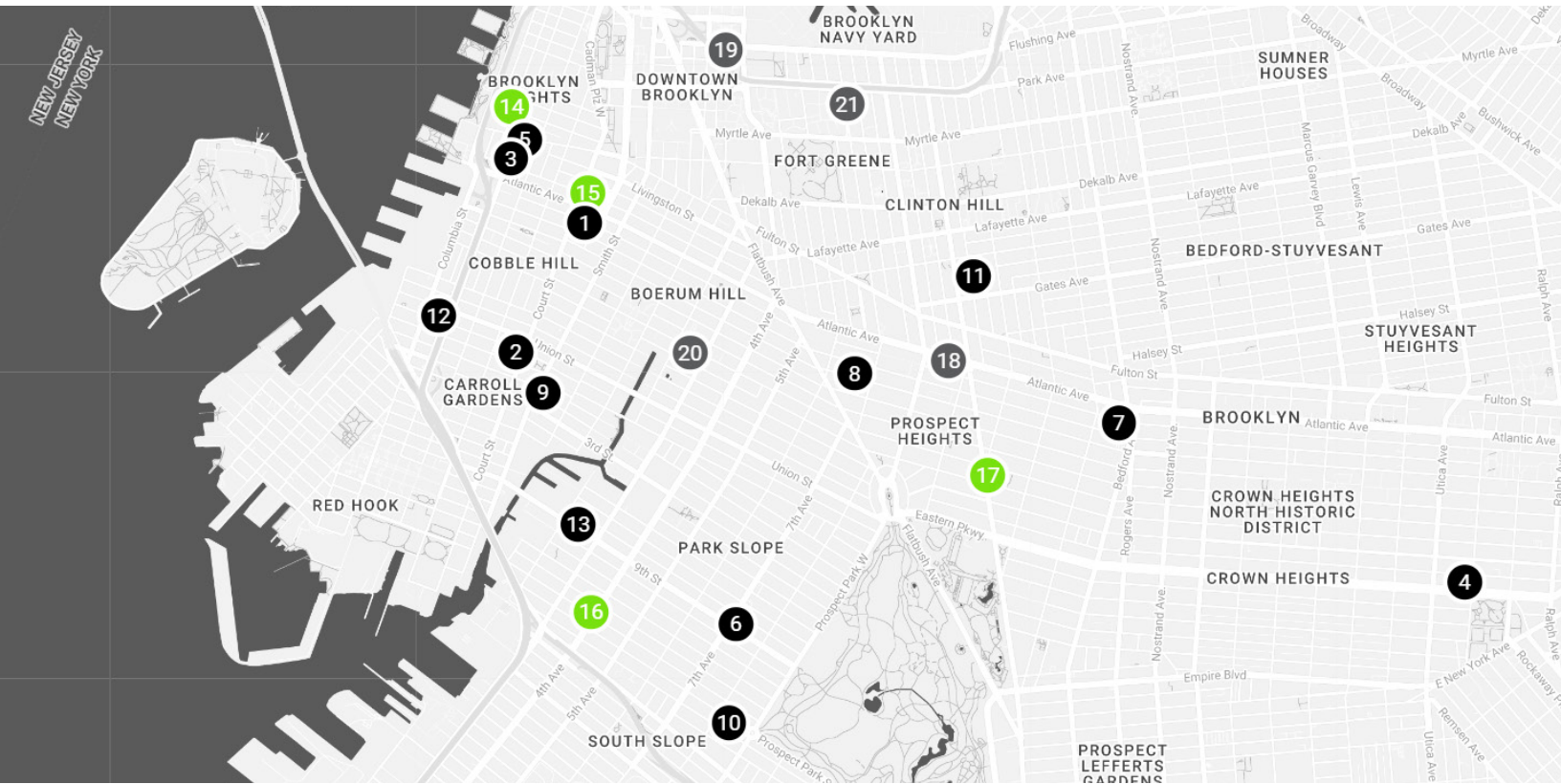
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$915 +3% YoY	\$443 -24% YoY	\$222 -53% YoY
\$/UNIT	\$704,167 -5% YoY	\$468,750 -34% YoY	

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$983 +9% YoY	\$1,010 +27% YoY	\$278 +178% YoY
\$/UNIT	\$1,041,667 +50% YoY	\$1,695,833 +131% YoY	

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$570 -6% YoY	\$544 +2% YoY	\$194 -22% YoY
\$/UNIT	\$499,474 -13% YoY	\$500,000 -11% YoY	



MULTIFAMILY

- 1 222 Pacific Street
- 2 260 President Street
- 3 307 Hicks Street
- 4 1193-1205 Eastern Parkway
- 5 88 Joralemon Street
- 6 445 9th Street
- 7 1162 Pacific Street
- 8 533 Bergen Street
- 9 7 2nd Street
- 10 444 15th Street
- 11 125 Saint James Place
- 12 109 President Street
- 13 147 9th Street

MIXED USE

- 14 35 Remsen Street
- 15 187 State Street
- 16 526 4th Avenue
- 17 731 Washington Avenue

DEVELOPMENT SITES

- 18 878-888 Atlantic Avenue
- 19 240 Nassau Street
- 20 526 Baltic Street
- 21 87 Carlton Avenue



BROWNSTONE BROOKLYN

Q4 2023 MARKET REPORT

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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES