



# **CENTRAL & EAST BROOKLYN MARKET REPORT**

**Q4 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## CENTRAL & EAST BROOKLYN Q4 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$22.15M

\$ VOLUME SOLD

86

UNITS SOLD



1915 BEVERLEY RD



729-731 EAST 32ND ST



3213 SNYDER AVE



1010 NEW YORK AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1915 Beverley Road	\$7,000,000	Prospect Park South	18
2	729-731 East 32nd Street	\$5,700,000	East Flatbush	12
3	3213 Snyder Avenue	\$4,275,000	Flatbush	38
4	1010 New York Avenue	\$1,375,000	Flatbush	4
5	62 East 52nd Street	\$1,320,000	East Flatbush	6
6	305 Atkins Avenue	\$1,292,624	East New York	4
7	1017 Dumont Avenue	\$1,193,145	East New York	4

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

Zip Codes: 11225, 11226, 11218, 11210, 11203, 11213, 11236

Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington, Prospect-Lefferts-Gardens, Prospect Park



# CENTRAL & EAST BROOKLYN

## Q4 MIXED-USE METRICS

6

TRANSACTIONS SOLD

\$8.42M

\$ VOLUME SOLD

25

UNITS SOLD



1056 ROGERS AVE



455-457 CONEY ISLAND AVE



1760 NOSTRAND AVE



1509 NOSTRAND AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1056 Rogers Avenue	Flatbush	\$1,700,000	7
2	455-457 Coney Island Avenue	Prospect Park South	\$1,700,000	6
3	1760 Nostrand Avenue	Flatbush	\$1,388,000	3
4	1509 Nostrand Avenue	Flatbush	\$1,308,022	3
5	553 Sutter Avenue	East New York	\$1,177,000	3
6	1698 Nostrand Avenue	Flatbush	\$1,155,478	3

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

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CENTRAL & EAST BROOKLYN  
Q4 DEVELOPMENT SITE METRICS

3

TRANSACTIONS SOLD

\$9.98M

\$ VOLUME SOLD

125,200

BUILDABLE SF SOLD



2667 FULTON ST



630 EAST 31ST ST



363 WYONA ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2667 Fulton Street & 03661-0005	\$6,200,000	East New York	107,600
2	630 East 31st Street	\$2,721,180	East Flatbush	8,800
3	363 Wyona Street & 366 Bradford Street	\$1,060,000	East New York	8,800

\*Development Site / Buildable Square Footage

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023  
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## Q4 2023 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD  
-20% YoY

\$40.56M

\$ VOLUME SOLD  
-60% YoY

111

UNITS SOLD  
+54% YoY

125,200

BUILDABLE SF SOLD  
-71% YoY

## PRICE ANALYSIS BY TERRITORY

### PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$0 0% YoY	\$224 -41% YoY	N/A -100% YoY
\$/UNIT	\$388,889 +100% YoY	\$283,333 -29% YoY	

### FLATBUSH & KENSINGTON

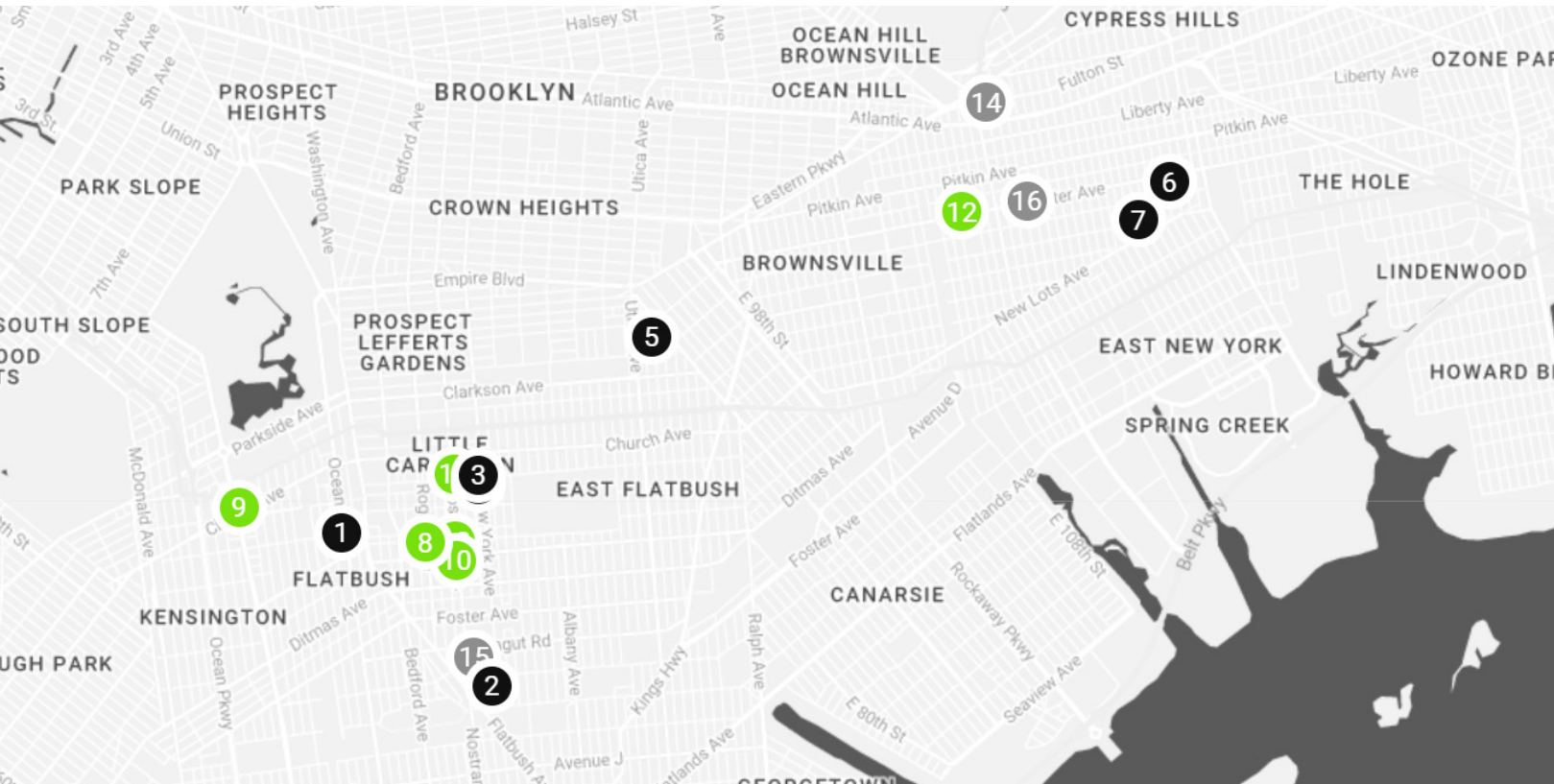
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$283 -41% YoY	\$369 +29% YoY	N/A -100% YoY
\$/UNIT	\$228,125 -62% YoY	\$381,673 +37% YoY	

### EAST FLATBUSH

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$395 +25% YoY	\$248 -42% YoY	\$162 +110% YoY
\$/UNIT	\$329,111 -17% YoY	\$392,333 +18% YoY	

# CENTRAL & EAST BROOKLYN

## Q4 2023 MARKET MAP



### MULTIFAMILY

- 1 1915 Beverley Road
- 2 729-731 East 32nd Street
- 3 3213 Snyder Avenue
- 4 1010 New York Avenue
- 5 62 East 52nd Street
- 6 305 Atkins Avenue
- 7 1017 Dumont Avenue

### MIXED USE

- 8 1056 Rogers Avenue
- 9 455-457 Coney Island Avenue
- 10 1760 Nostrand Avenue
- 11 1509 Nostrand Avenue
- 12 553 Sutter Avenue
- 13 1698 Nostrand Avenue

### DEVELOPMENT SITES

- 14 2667 Fulton Street & 03661-0005
- 15 630 East 31st Street
- 16 363 Wyona Street & 366 Bradford Street



## CENTRAL & EAST BROOKLYN Q4 2023 MARKET REPORT

CONTACT THE **CENTRAL & EAST BROOKLYN** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**