



BROWNSTONE BROOKLYN MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN FEBRUARY 2024 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$71.12M

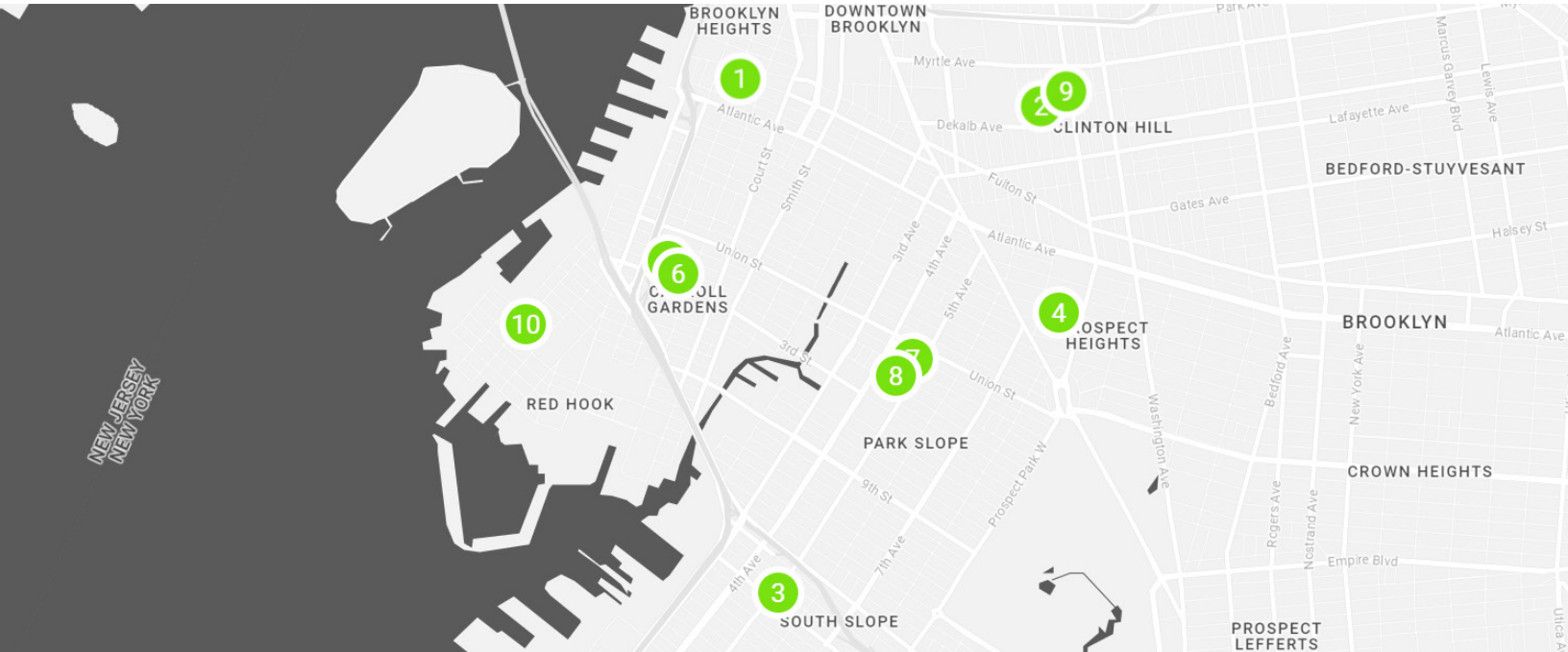
\$ VOLUME SOLD

73

UNITS SOLD

16,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	269 Henry Street	\$14,105,672	Brooklyn Heights	Multi-Family	18
2	232 Adelphi Street	\$12,052,000	Fort Greene	Multi-Family	12
3	657 5th Avenue	\$11,400,000	Greenwood Heights	Mixed Use	10
4	186 Saint Marks Avenue	\$7,000,000	Prospect Heights	Multi-Family	4
5	566 Henry Street	\$6,600,000	Carroll Gardens	Multi-Family	4
6	26 1st Place	\$4,950,000	Carroll Gardens	Multi-Family	4
7	634 President Street	\$2,900,000	Park Slope	Multi-Family	4
8	34 Garfield Place	\$2,600,000	Park Slope	Mixed Use	2
9	79 Willoughby Avenue	\$2,550,000	Fort Greene	Multi-Family	4
10	319 Van Brunt Street	\$2,100,000	Red Hook	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



269 HENRY ST



232 ADELPHI ST



657 5TH AVE



186 SAINT MARKS AVE

BROWNSTONE BROOKLYN

FEBRUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2024 - FEBRUARY 29, 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 JANUARY 2024

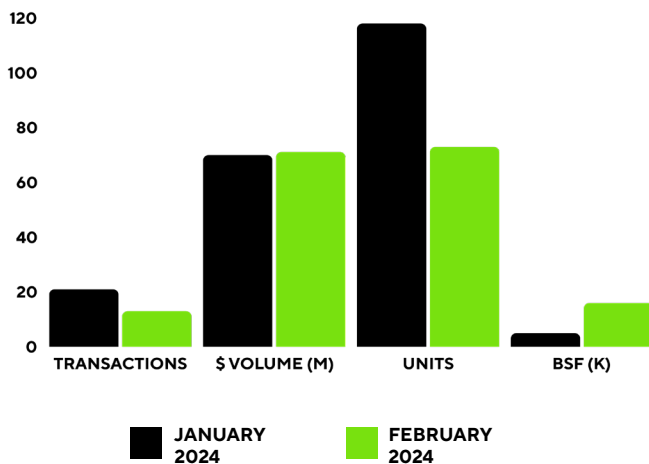
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	21	\$70,394,912	118	5,000
FEBRUARY 2024	13	\$71,122,672	73	16,000
% of CHANGE	↓ -38% MoM	↑ +1% MoM	↓ -38% MoM	↑ +220% MoM

YEAR OVER YEAR

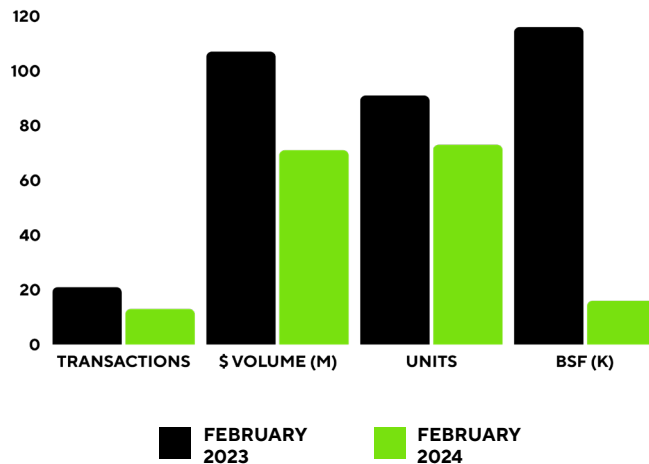
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	21	\$107,552,500	91	116,406
FEBRUARY 2024	13	\$71,122,672	73	16,000
% of CHANGE	↓ -38% YoY	↓ -34% YoY	↓ -20% YoY	↓ -86% YoY

MONTH OVER MONTH



YEAR OVER YEAR



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

SAMANTHA KATZ
718.360.4834

IPRG

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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

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

**ALON
KAHAN**
718.360.8678
AKahan@iprg.com

718.360.8801

www.IPRG.com