



CENTRAL & EAST BROOKLYN MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN FEBRUARY 2024 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$7.51M

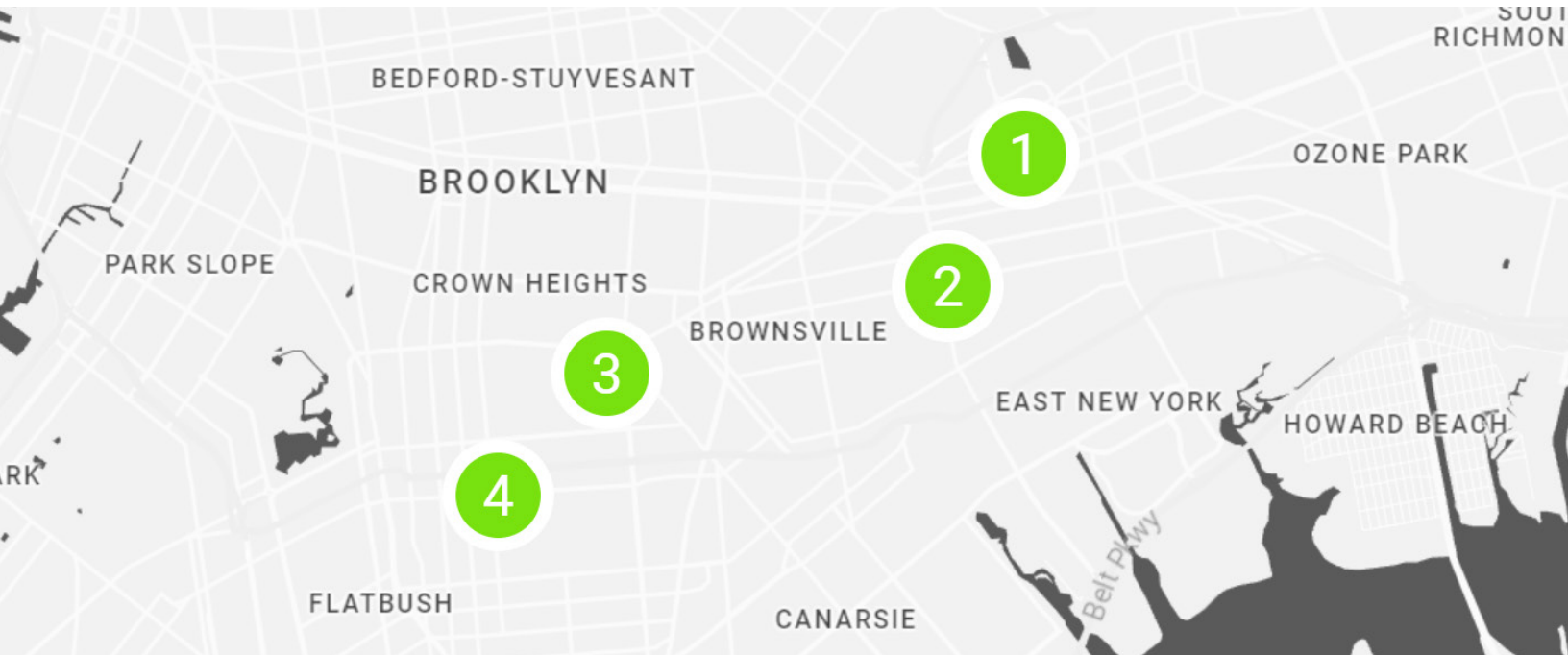
\$ VOLUME SOLD

37

UNITS SOLD

10,664

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	248 Arlington Avenue	\$3,090,031	East New York	Multi-Family	21
2	418 New Jersey Avenue & 327 Milford Street	\$1,650,000	East New York	Multi-Family	11
3	809 Midwood Street	\$1,500,000	East Flatbush	Development	2
4	3322 Church Avenue	\$1,275,000	East Flatbush	Mixed Use	3



248 ARLINGTON AVE



**418 NEW JERSEY AVE
& 327 MILFORD ST**



809 MIDWOOD ST



3322 CHURCH AVE

CENTRAL & EAST BROOKLYN

FEBRUARY 2024 MARKET ANALYSIS

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

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

MONTH OVER MONTH

COMPARED TO JANUARY 2024

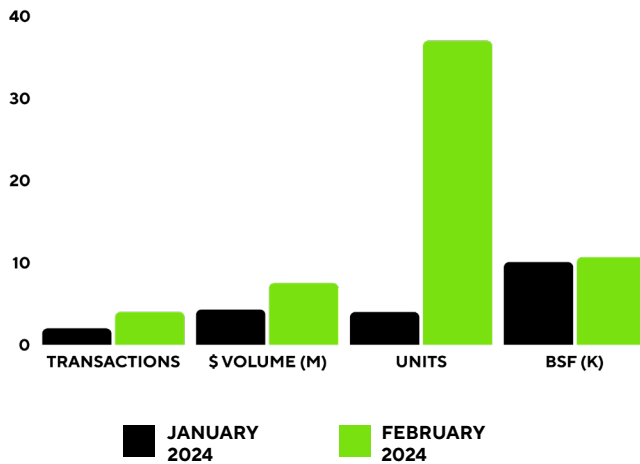
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	2	\$4,300,000	4	10,080
FEBRUARY 2024	4	\$7,515,031	37	10,664
% of CHANGE	↑ +100% MoM	↑ +75% MoM	↑ +825% MoM	↑ +6% MoM

YEAR OVER YEAR

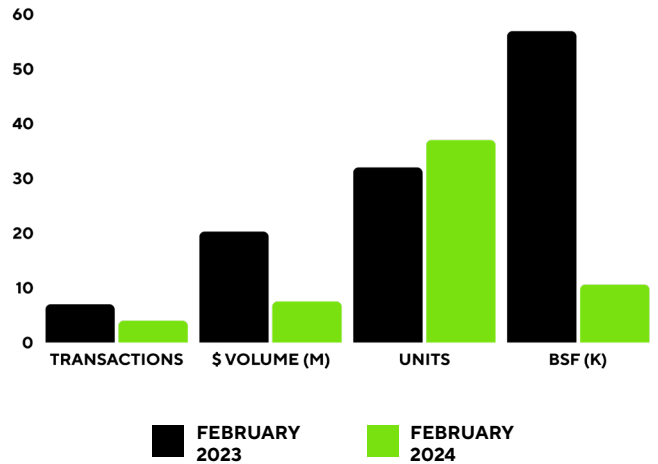
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	7	\$20,280,000	32	56,900
FEBRUARY 2024	4	\$7,515,031	37	10,664
% of CHANGE	↓ -43% YoY	↓ -63% YoY	↑ +16% YoY	↓ -81% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team for More Information

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IPRG

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