



# **BROWNSTONE BROOKLYN MARKET REPORT**

**Q1 2024**

**INVESTMENT PROPERTY REALTY GROUP**



## BROWNSTONE BROOKLYN Q1 MULTIFAMILY METRICS

### 25

TRANSACTIONS SOLD

### \$117.03M

\$ VOLUME SOLD

### 208

UNITS SOLD



97 GRAND AVE



269 HENRY ST



232 ADELPHI ST



186 SAINT MARKS AVE

|    | ADDRESS                | PRICE        | NEIGHBORHOOD     | UNITS |
|----|------------------------|--------------|------------------|-------|
| 1  | 97 Grand Avenue        | \$27,500,000 | Clinton Hill     | 62    |
| 2  | 269 Henry Street       | \$14,105,672 | Brooklyn Heights | 18    |
| 3  | 232 Adelphi Street     | \$12,052,000 | Fort Greene      | 12    |
| 4  | 186 Saint Marks Avenue | \$7,000,000  | Prospect Heights | 4     |
| 5  | 38 3rd Street          | \$6,900,000  | Carroll Gardens  | 8     |
| 6  | 566 Henry Street       | \$6,600,000  | Carroll Gardens  | 4     |
| 7  | 308 Hicks Street       | \$6,250,000  | Brooklyn Heights | 9     |
| 8  | 377 13th Street        | \$6,154,343  | Park Slope       | 8     |
| 9  | 256 6th Avenue         | \$5,975,991  | Park Slope       | 4     |
| 10 | 26 1st Place           | \$4,950,000  | Carroll Gardens  | 4     |
| 11 | 826 Crown Street       | \$4,800,000  | Crown Heights    | 48    |
| 12 | 487 Henry Street       | \$4,650,000  | Cobble Hill      | 4     |
| 13 | 105 Carroll Street     | \$4,500,000  | Carroll Gardens  | 4     |
| 14 | 33-35 Lexington Avenue | \$4,185,000  | Clinton Hill     | 10    |
| 15 | 520-522 4th Avenue     | \$3,350,000  | Gowanus          | 16    |
| 16 | 536 Bergen Street      | \$3,150,000  | Prospect Heights | 6     |
| 17 | 79 Woodhull Street     | \$2,999,000  | Carroll Gardens  | 4     |
| 18 | 634 President Street   | \$2,900,000  | Park Slope       | 4     |
| 19 | 128 Fort Greene Place  | \$2,600,000  | Fort Greene      | 8     |
| 20 | 79 Willoughby Avenue   | \$2,550,000  | Fort Greene      | 4     |

SELECT SALES ACTIVITY ABOVE

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

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

## Q1 MIXED-USE METRICS

# 18

TRANSACTIONS SOLD

# \$78.119M

\$ VOLUME SOLD

# 108

UNITS SOLD



|    | ADDRESS               | PRICE        | NEIGHBORHOOD      | UNITS |
|----|-----------------------|--------------|-------------------|-------|
| 1  | 608 Franklin Avenue   | \$18,800,000 | Crown Heights     | 37    |
| 2  | 657 5th Avenue        | \$11,400,000 | Greenwood Heights | 10    |
| 3  | 218 Atlantic Avenue   | \$10,600,000 | Boerum Hill       | 11    |
| 4  | 150 Henry Street      | \$7,625,000  | Brooklyn Heights  | 3     |
| 5  | 177 Atlantic Avenue   | \$5,400,000  | Downtown Brooklyn | 4     |
| 6  | 392 5th Avenue        | \$2,675,000  | Park Slope        | 3     |
| 7  | 34 Garfield Place     | \$2,600,000  | Park Slope        | 2     |
| 8  | 204 5th Avenue        | \$2,405,000  | Park Slope        | 4     |
| 9  | 202 5th Avenue        | \$2,330,000  | Park Slope        | 4     |
| 10 | 276 Smith Street      | \$2,300,000  | Carroll Gardens   | 3     |
| 11 | 257 19th Street       | \$2,190,500  | Greenwood Heights | 2     |
| 12 | 689 6th Avenue        | \$1,665,000  | Greenwood Heights | 3     |
| 13 | 149 9th Street        | \$1,600,000  | Gowanus           | 3     |
| 14 | 714 5th Avenue        | \$1,485,000  | Greenwood Heights | 3     |
| 15 | 260 A Kingston Avenue | \$1,450,000  | Crown Heights     | 3     |
| 16 | 241 Kingston Avenue   | \$1,225,000  | Crown Heights     | 5     |
| 17 | 239 Kingston Avenue   | \$1,225,000  | Crown Heights     | 5     |
| 18 | 249 Troy Avenue       | \$1,143,578  | Crown Heights     | 3     |

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

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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 Q1 DEVELOPMENT SITE METRICS

**2**  
TRANSACTIONS SOLD

**\$3.20M**  
\$ VOLUME SOLD

**16,000**  
BUILDABLE SF SOLD



|   | ADDRESS         | PRICE       | NEIGHBORHOOD      | BUILDABLE SF |
|---|-----------------|-------------|-------------------|--------------|
| 1 | 285 18th Street | \$1,600,000 | Greenwood Heights | 8,000        |
| 2 | 287 18th Street | \$1,600,000 | Greenwood Heights | 8,000        |

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

**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



### Q1 2024 COMPLETE MARKET METRICS

**45**

TRANSACTIONS SOLD  
-12% YoY

**\$198.35M**

\$ VOLUME SOLD  
-9% YoY

**316**

UNITS SOLD  
+17% YoY

**16,000**

BUILDABLE SF SOLD  
-91% YoY

### PRICE ANALYSIS BY TERRITORY

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

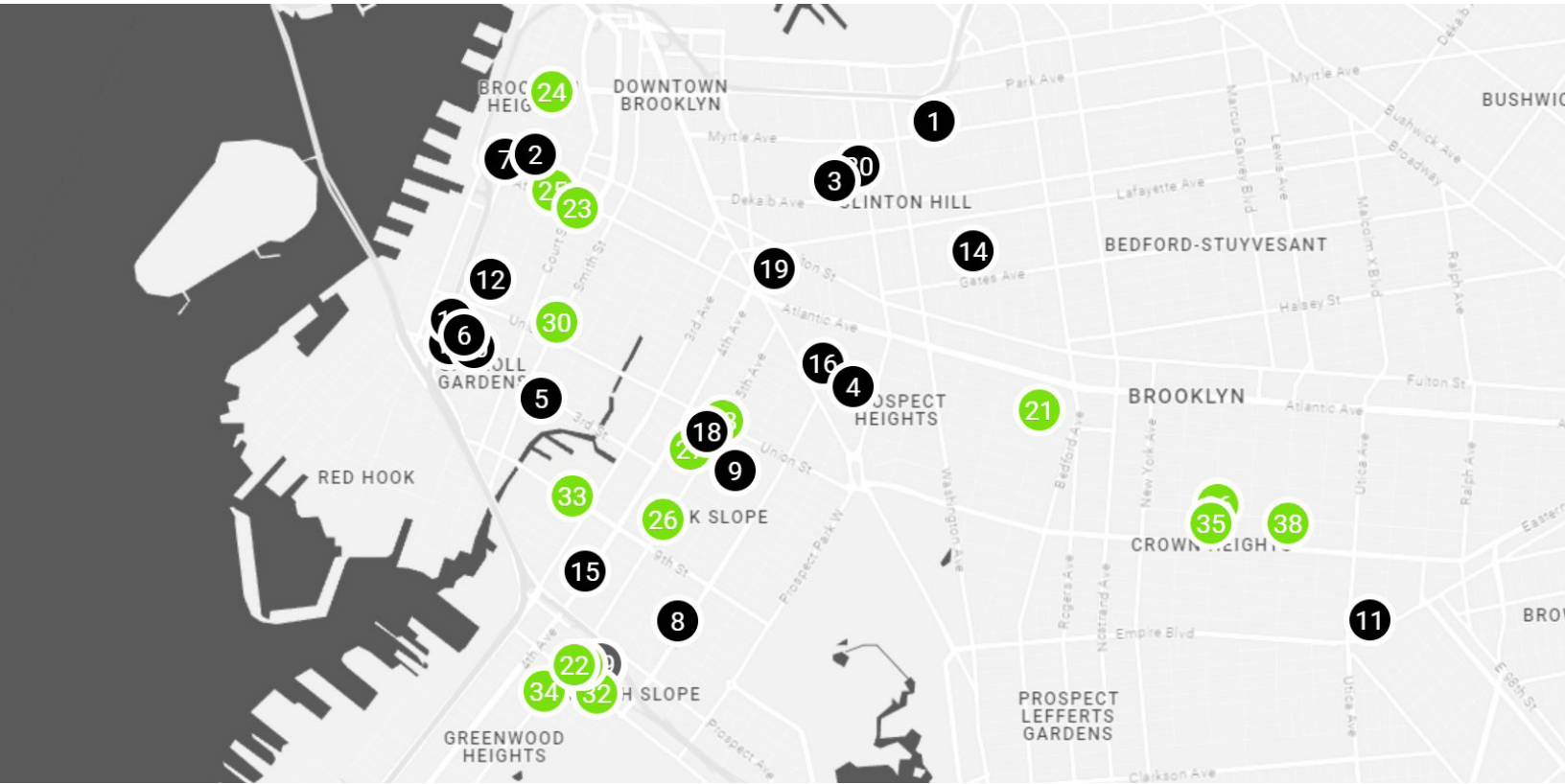
|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT    |
|---------|--------------------|--------------------|----------------|
| \$/SF   | \$866 +13% YoY     | \$776 +1% YoY      | \$200 -56% YoY |
| \$/UNIT | \$567,509 -19% YoY | \$759,667 -25% YoY |                |

#### DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT   |
|---------|--------------------|--------------------|---------------|
| \$/SF   | \$1,178 +1% YoY    | \$1,147 +89% YoY   | N/A -100% YoY |
| \$/UNIT | \$739,046 -31% YoY | \$963,636 +13% YoY |               |

#### CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT   |
|---------|--------------------|--------------------|---------------|
| \$/SF   | \$639 +33% YoY     | \$376 -50% YoY     | N/A -100% YoY |
| \$/UNIT | \$383,310 -11% YoY | \$332,703 -59% YoY |               |



### MULTIFAMILY

- 1 97 Grand Avenue
- 2 269 Henry Street
- 3 232 Adelphi Street
- 4 186 Saint Marks Avenue
- 5 38 3rd Street
- 6 566 Henry Street
- 7 308 Hicks Street
- 8 377 13th Street
- 9 256 6th Avenue
- 10 26 1st Place
- 11 826 Crown Street
- 12 487 Henry Street
- 13 105 Carroll Street
- 14 33-35 Lexington Avenue
- 15 520-522 4th Avenue
- 16 536 Bergen Street
- 17 79 Woodhull Street
- 18 634 President Street
- 19 128 Fort Greene Place
- 20 79 Willoughby Avenue

### MIXED USE

- 21 608 Franklin Avenue
- 22 657 5th Avenue
- 23 218 Atlantic Avenue
- 24 150 Henry Street
- 25 177 Atlantic Avenue
- 26 392 5th Avenue
- 27 34 Garfield Place
- 28 204 5th Avenue
- 29 202 5th Avenue
- 30 276 Smith Street
- 31 257 19th Street
- 32 689 6th Avenue
- 33 149 9th Street
- 34 714 5th Avenue
- 35 260 A Kingston Avenue
- 36 241 Kingston Avenue
- 37 239 Kingston Avenue
- 38 249 Troy Avenue

### DEVELOPMENT SITES

- 39 285 18th Street
- 40 287 18th Street



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

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**