



CENTRAL & EAST BROOKLYN MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN Q1 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$23.39M

\$ VOLUME SOLD

165

UNITS SOLD



555 OCEAN AVE



556 CROWN ST



2908-2914 CLARENDON RD



248 ARLINGTON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	555 Ocean Avenue	\$10,350,000	Flatbush	85
2	556 Crown Street	\$5,000,000	Crown Heights South	30
3	2908-2914 Clarendon Road	\$3,300,000	Flatbush	18
4	248 Arlington Avenue	\$3,090,031	East New York	21
5	418 New Jersey Avenue & 327 Milford Street	\$1,650,000	East New York	11

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

CENTRAL & EAST BROOKLYN

Q1 MIXED-USE METRICS

3

TRANSACTIONS SOLD

\$4.42M

\$ VOLUME SOLD

9

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	411 Church Avenue	\$2,000,000	411 Church Avenue	3
2	3322 Church Avenue	\$1,275,000	3322 Church Avenue	3
3	3518 Church Avenue	\$1,150,000	3518 Church Avenue	3

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

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

CENTRAL & EAST BROOKLYN Q1 DEVELOPMENT SITE METRICS

2

TRANSACTIONS SOLD

\$3.00M

\$ VOLUME SOLD

18,151

BUILDABLE SF SOLD



809 MIDWOOD ST



997 ROGERS AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	809 Midwood Street	\$1,500,000	East Flatbush	10,664
2	997 Rogers Avenue	\$1,500,000	Flatbush	7,487

*Development Site / Buildable Square Footage

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

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Q1 2024 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD
-29% YoY

\$30.81M

\$ VOLUME SOLD
-28% YoY

174

UNITS SOLD
+63% YoY

18,151

BUILDABLE SF SOLD
-83% Yo

PRICE ANALYSIS BY TERRITORY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$139 -36% YoY	\$0 -100% YoY	N/A -100% YoY
\$/UNIT	\$172,414 -47% YoY	\$0 -100% YoY	

FLATBUSH & KENSINGTON

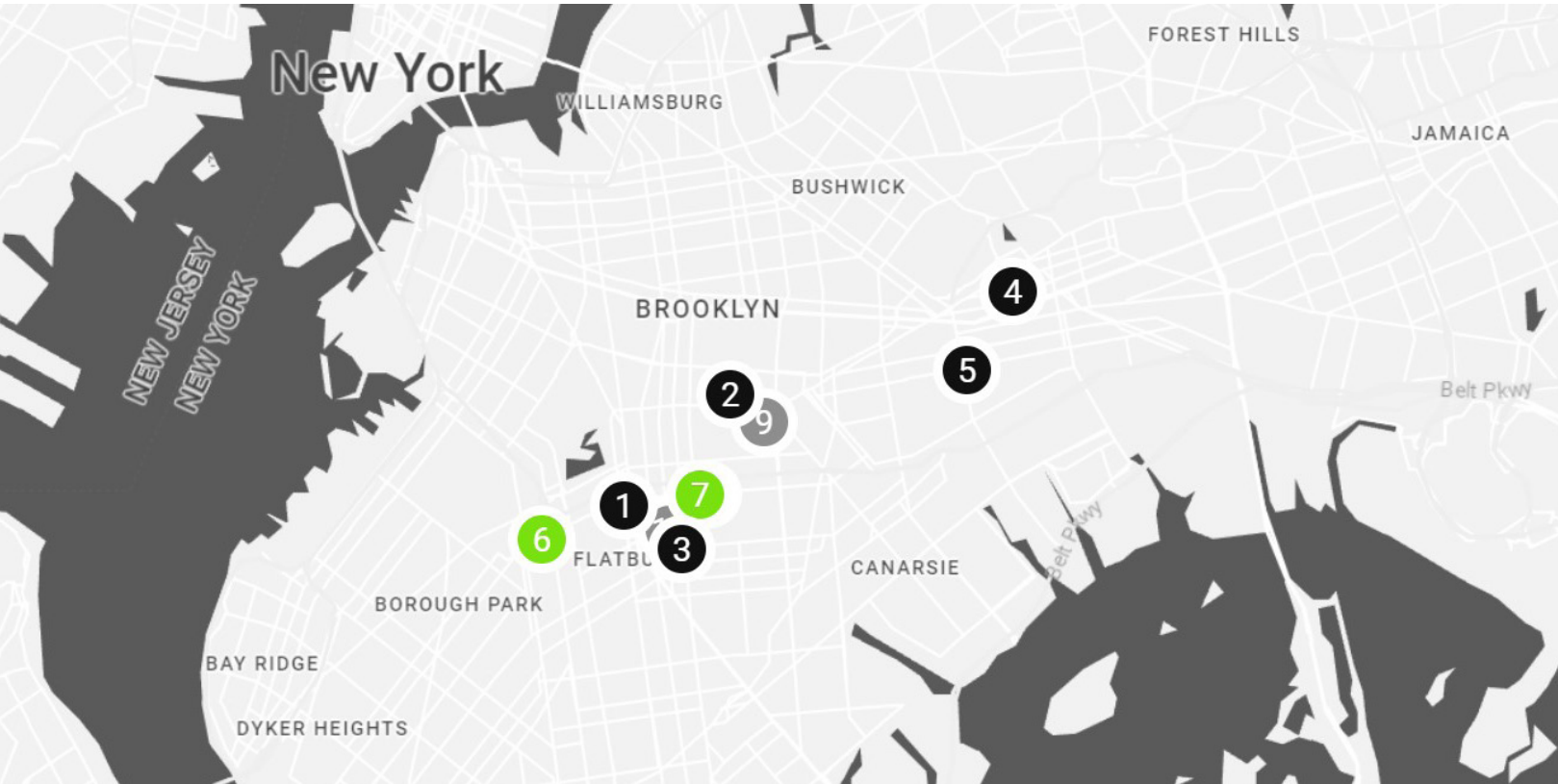
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$159 -64% YoY	\$521 +30% YoY	\$200 +100% YoY
\$/UNIT	\$152,549 -61% YoY	\$0 -100% YoY	

EAST FLATBUSH

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$183 +71% YoY	\$418 +8% YoY	\$141 +1% YoY
\$/UNIT	\$148,572 -36% YoY	\$404,167 +34% YoY	

CENTRAL & EAST BROOKLYN

Q1 2024 MARKET MAP



MULTIFAMILY

- 1 555 Ocean Avenue
- 2 556 Crown Street
- 3 2908-2914 Clarendon Road
- 4 248 Arlington Avenue
- 5 418 New Jersey Ave

MIXED USE

- 6 411 Church Avenue
- 7 3322 Church Avenue
- 8 3518 Church Avenue

DEVELOPMENT SITES

- 9 809 Midwood Street
- 10 997 Rogers Avenue

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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES