



CENTRAL & EAST BROOKLYN MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN APRIL 2024 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$21.24M

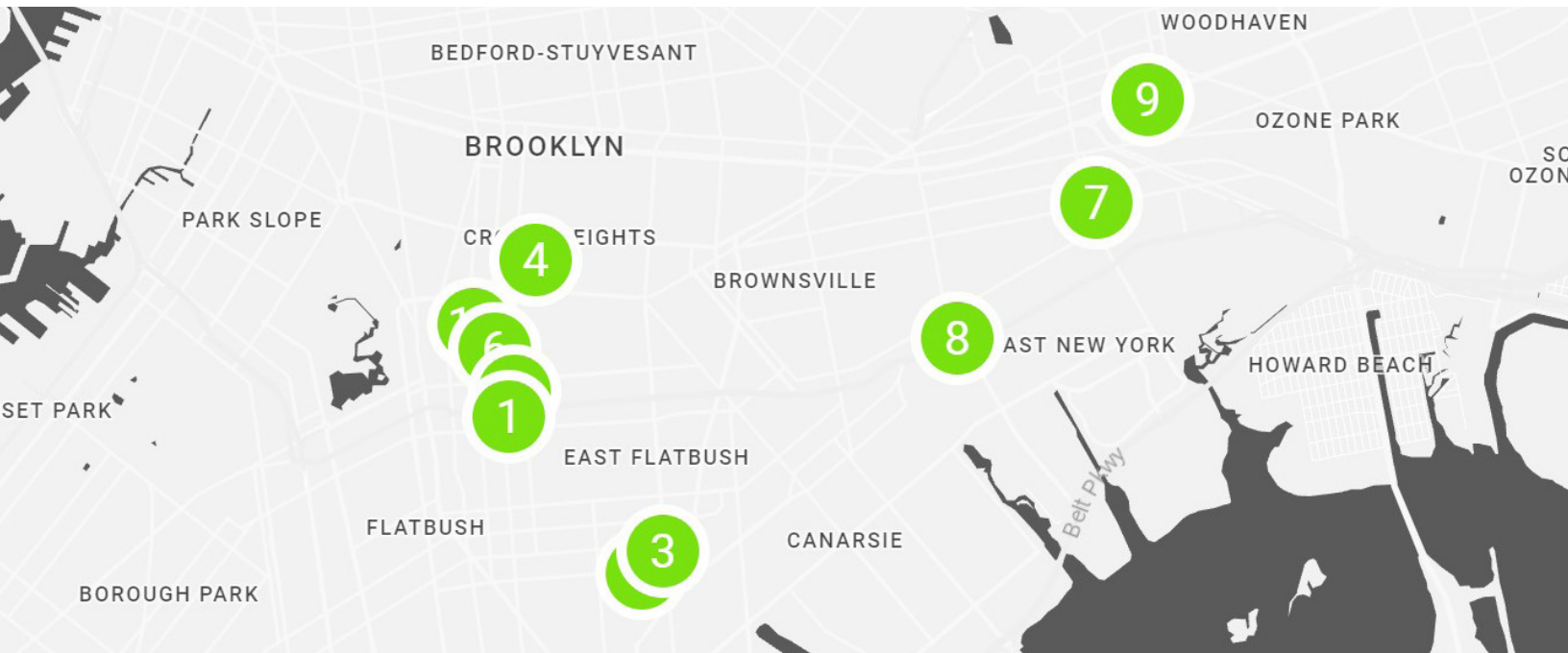
\$ VOLUME SOLD

54

UNITS SOLD

24,080

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	305 Martense Street	\$5,163,750	Flatbush	Multi-Family	28
2	341 Lenox Road	\$3,000,000	Flatbush	Development	2
3	1368 Utica Avenue	\$2,300,000	East Flatbush	Industrial	1
4	1295 Carroll Street	\$2,300,000	Crown Heights South	Mixed Use	2
5	1462 Schenectady Avenue	\$1,770,000	East Flatbush	Industrial	1
6	1184 Nostrand Avenue	\$1,620,000	Prospect Lefferts Gardens	Mixed Use	3
7	1175 Sutter Avenue	\$1,315,000	East New York	Mixed Use	3
8	530 Hegeman Avenue	\$1,300,000	East New York	Multi-Family	4
9	3492 Atlantic Avenue	\$1,275,000	East New York	Mixed Use	3
10	467 Rogers Avenue	\$1,200,000	Prospect Lefferts Gardens	Mixed Use	7



305 MARTENSE ST



341 LENOX RD



1368 UTICA AVE



1295 CARROLL ST

CENTRAL & EAST BROOKLYN

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 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 MARCH 2024

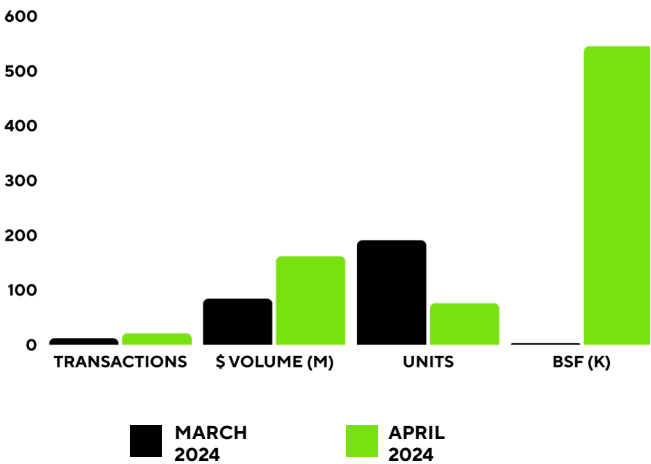
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	4	\$22,150,000	136	7,487
APRIL 2024	10	\$21,243,750	54	24,080
% of CHANGE	↑ +150% MoM	↓ -4% MoM	↓ -60% MoM	↑ +222% MoM

YEAR OVER YEAR

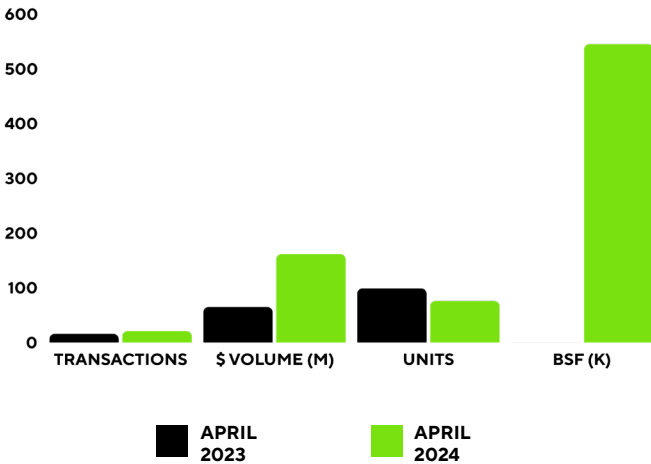
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	7	\$15,388,500	67	13,545
APRIL 2024	10	\$21,243,750	54	24,080
% of CHANGE	↑ +43% YoY	↑ +38% YoY	↓ -19% YoY	↓ -78% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team for More Information

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