



# **BROWNSTONE BROOKLYN MARKET REPORT**

**AUGUST 2024**

**INVESTMENT PROPERTY REALTY GROUP**



## BROWNSTONE BROOKLYN AUGUST 2024 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$126.06M

\$ VOLUME SOLD

117

UNITS SOLD

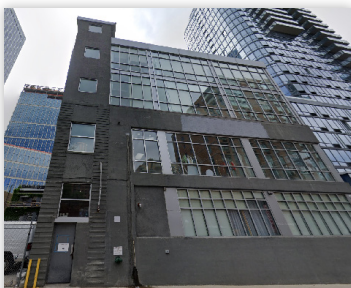
302,690

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	102 Fleet Place	\$50,000,000	Downtown Brooklyn	Development	
2	945 Bergen Street	\$18,800,000	Crown Heights	Mixed Use	39
3	159-165 Willoughby Street	\$12,500,000	Downtown Brooklyn	Development	
4	105 Underhill Avenue	\$11,650,000	Prospect Heights	Development	
5	11 South Oxford Street	\$7,450,000	Fort Greene	Multi-Family	4
6	75 Pierrepont Street	\$6,800,000	Brooklyn Heights	Multi-Family	36
7	80 Orange Street	\$4,095,000	Brooklyn Heights	Mixed Use	4
8	128 Montague Street	\$3,850,000	Brooklyn Heights	Mixed Use	12
9	151 Smith Street	\$3,600,000	Boerum Hill	Mixed Use	8
10	606 Henry Street	\$3,500,000	Carroll Gardens	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



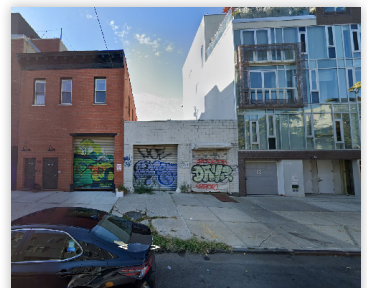
102 FLEET PL, 02062-0018, 19 & 21



945 BERGEN ST



159-165 WILLOUGHBY ST



105 UNDERHILL AVE  
& 326 SAINT MARKS AVE

# Brownstone Brooklyn

## AUGUST 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **AUGUST 1, 2024 - AUGUST 31, 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

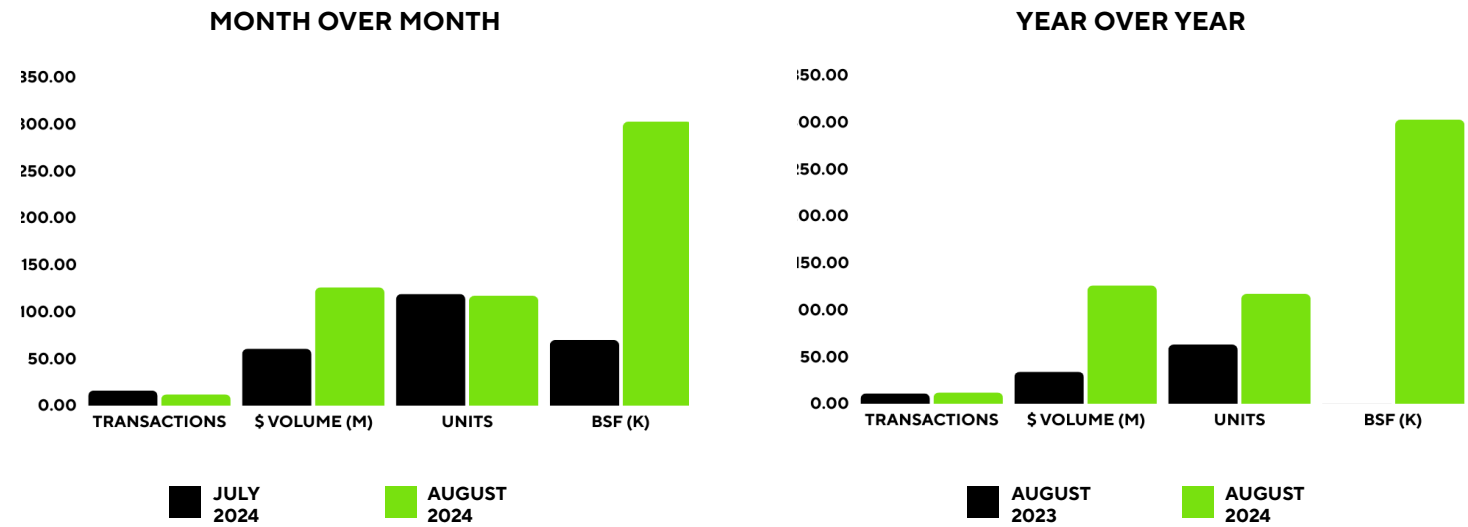
COMPARED TO JULY 2024

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	16	\$60,525,000	119	69,966
AUGUST 2024	12	\$126,063,000	117	302,690
% of CHANGE	↓ -25% MoM	↑ +108% MoM	↓ -2% MoM	↑ +333% MoM

### YEAR OVER YEAR

COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	11	\$34,065,000	63	0
AUGUST 2024	12	\$126,063,000	117	302,690
% of CHANGE	↑ +9% YoY	↑ +270% YoY	↑ +86% YoY	↑ +100% YoY



Contact the Brownstone Brooklyn Team For More Information

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## BROWNSTONE BROOKLYN AUGUST 2024 REPORT

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