



BROWNSTONE BROOKLYN MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN

Q3 MULTIFAMILY METRICS

23

TRANSACTIONS SOLD

\$141.55M

\$ VOLUME SOLD

248

UNITS SOLD



19-21 COLUMBIA PLACE



132 NORMAN AVE



769 CARROLL STREET



22 SAINT JOHNS PLACE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	19-21 Columbia Place	\$22,000,000	Brooklyn Heights	18
2	132 Norman Avenue, 196 Sackett Street	\$7,016,075	Carroll Gardens	24
3	769 Carroll Street	\$4,000,000	Park Slope	4
4	22 Saint Johns Place	\$4,000,000	Park Slope	4
5	18 South Oxford Street	\$3,800,000	Fort Greene	5
6	576 Washington Avenue	\$2,775,000	Clinton Hill	8
7	51 Willoughby Avenue	\$2,000,000	Fort Greene	4
8	120 Pierrepont Street	\$1,313,910	Brooklyn Heights	10
9	549 Henry Street	\$6,400,000	Carroll Gardens	4
10	32 Garnet Street	\$5,000,000	Carroll Gardens	8
11	19 Denton Place	\$4,740,000	Gowanus	5
12	11 South Oxford Street	\$3,850,000	Fort Greene	4
13	75 Pierrepont Street	\$3,100,000	Brooklyn Heights	36
14	606 Henry Street	\$2,680,000	Carroll Gardens	4
15	594 Franklin Avenue	\$2,600,000	Crown Heights	4
16	25 Monroe Place	\$2,560,000	Brooklyn Heights	67
17	170 Clinton Street	\$2,275,000	Brooklyn Heights	10
18	151 State Street	\$1,300,000	Downtown Brooklyn	5
19	96 2nd Place	\$8,100,000	Carroll Gardens	4
20	89 3rd Place	\$4,350,000	Carroll Gardens	4

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 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

Q3 MIXED-USE METRICS

13

TRANSACTIONS SOLD

\$55.49M

\$ VOLUME SOLD

109

UNITS SOLD



309 7TH AVENUE



493 7TH AVENUE



450 BERGEN STREET



520 3RD AVENUE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	309 7th Avenue	\$4,200,000	Park Slope	9
2	493 7th Avenue	\$3,400,000	Park Slope	9
3	450 Bergen Street	\$2,650,000	Park Slope	3
4	520 3rd Avenue	\$2,125,000	Gowanus	4
5	945 Bergen Street	\$18,800,000	Crown Heights	39
6	80 Orange Street	\$4,095,000	Brooklyn Heights	4
7	128 Montague Street	\$3,850,000	Brooklyn Heights	12
8	272 Troy Avenue	\$1,768,000	Crown Heights	6
9	819 8th Avenue	\$5,000,000	Park Slope	9
10	147 7th Avenue	\$3,187,500	Park Slope	4
11	332 Myrtle Avenue	\$2,465,000	Fort Greene	4
12	349 Myrtle Avenue	\$1,980,026	Fort Greene	3
13	942 Atlantic Avenue	\$1,975,000	Prospect Heights	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 2024

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BROWNSTONE BROOKLYN

Q3 DEVELOPMENT SITE METRICS

7

TRANSACTIONS SOLD

\$93.20M

\$ VOLUME SOLD

427,016

BUILDABLE SF SOLD



80 3RD ST



102 FLEET PL



159-165
WILLOUGHBY ST



105 UNDERHILL AVE &
326 SAINT MARKS AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	80 3rd Street	\$4,000,000	Gowanus	69,966
2	102 Fleet Place, 02062-0018,19 & 21	\$50,000,000	Downtown Brooklyn	106,220
3	159-165 Willoughby Street	\$12,500,000	Downtown Brooklyn	132,300
4	105 Underhill Avenue & 326 Saint Marks Avenue	\$11,650,000	Prospect Heights	64,170
5	259 22nd Street	\$12,000,000	Greenwood Heights	44400
6	28 7th Avenue	\$1,600,000	Park Slope	5400
7	111 Smith Street	\$1,450,000	Boerum Hill	4560

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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Q3 2024 COMPLETE MARKET METRICS

43

TRANSACTIONS SOLD
+19% YoY

\$290.24M

\$ VOLUME SOLD
+64% YoY

357

UNITS SOLD
+83% YoY

427,016

BUILDABLE SF SOLD
+244% YoY

PRICE ANALYSIS BY TERRITORY

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$841 -14% YoY	\$767 -38% YoY	\$57 -87% YoY
\$/UNIT	\$676,953 -28% YoY	\$458,565 -56% YoY	

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$835 -19% YoY	\$869 -22% YoY	\$282 -38% YoY
\$/UNIT	\$535,431 -43% YoY	\$320,833 -69% YoY	

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$962 +73% YoY	\$545 +2% YoY	\$433 +93% YoY
\$/UNIT	\$629,938 +36% YoY	\$464,323 -12% YoY	



MULTIFAMILY

- 1 19-21 Columbia Place
- 2 132 Norman Avenue, 196 Sackett Street
- 3 & 32 Garnet Street
- 4 769 Carroll Street
- 5 22 Saint Johns Place
- 6 18 South Oxford Street
- 7 576 Washington Avenue
- 8 51 Willoughby Avenue
- 9 120 Pierrepont Street
- 10 549 Henry Street
- 11 32 Garnet Street
- 12 19 Denton Place
- 13 11 South Oxford Street
- 14 75 Pierrepont Street
- 15 606 Henry Street
- 16 594 Franklin Avenue
- 17 25 Monroe Place
- 18 170 Clinton Street
- 19 151 State Street
- 20 96 2nd Place

MIXED USE

- 21 309 7th Avenue
- 22 493 7th Avenue
- 23 450 Bergen Street
- 24 520 3rd Avenue
- 25 945 Bergen Street
- 26 80 Orange Street
- 27 128 Montague Street
- 28 272 Troy Avenue
- 29 819 8th Avenue
- 30 147 7th Avenue
- 31 332 Myrtle Avenue
- 32 349 Myrtle Avenue
- 33 942 Atlantic Avenue

DEVELOPMENT SITES

- 37 80 3rd Street
- 38 102 Fleet Place, 02062-0018, 19 & 21
- 39 159-165 Willoughby Street
- 40 105 Underhill Avenue & 326 Saint Marks
- 41 Avenue
- 42 259 22nd Street
- 43 28 7th Avenue
- 44 111 Smith Street



BROWNSTONE BROOKLYN

Q3 2024 MARKET REPORT

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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES