



CENTRAL & EAST BROOKLYN MARKET REPORT

APRIL 2022

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN

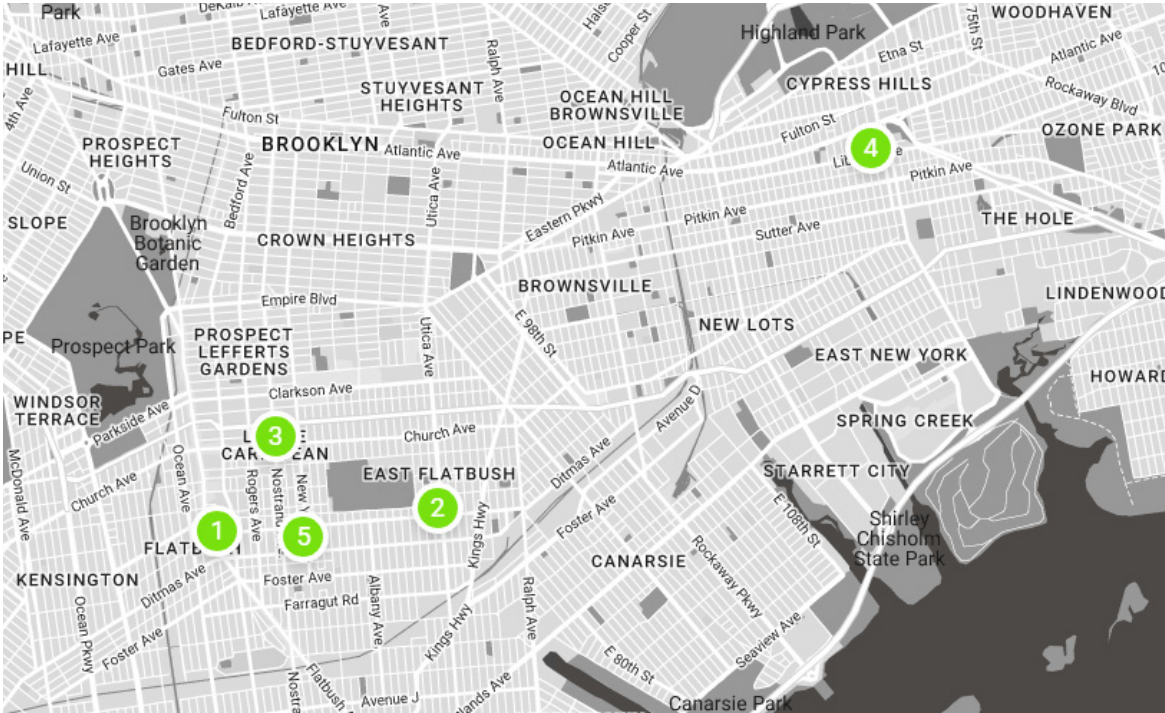
CENTRAL & EAST BROOKLYN APRIL 2022 COMPLETE MARKET METRICS

5
TRANSACTIONS SOLD

40
UNITS SOLD

\$22M
\$ VOLUME SOLD

14,000
BSF SOLD



2203 CLARENDON RD



1144 UTICA AVE



1421-1423 NOSTRAND AVE



78-82 MILFORD ST

| | ADDRESS | PRICE | TOTAL UNITS | ASSET TYPE |
|---|---------------------------|-------------|-------------|--------------|
| 1 | 2203 Clarendon Road | \$8,250,000 | 23 | Multi-Family |
| 2 | 1144 Utica Avenue | \$5,250,000 | *14,000 BSF | Development |
| 3 | 1421-1423 Nostrand Avenue | \$5,000,000 | 8 | Mixed Use |
| 4 | 78-82 Milford Street | \$2,300,000 | 7 | Multi-Family |
| 5 | 1244 New York Avenue | \$1,200,000 | 2 | Multi-Family |

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2022 - April 30, 2022**

Zip Codes: 11203, 11207, 11208, 11210, 11213, 11218, 11225, 11226, 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 2022

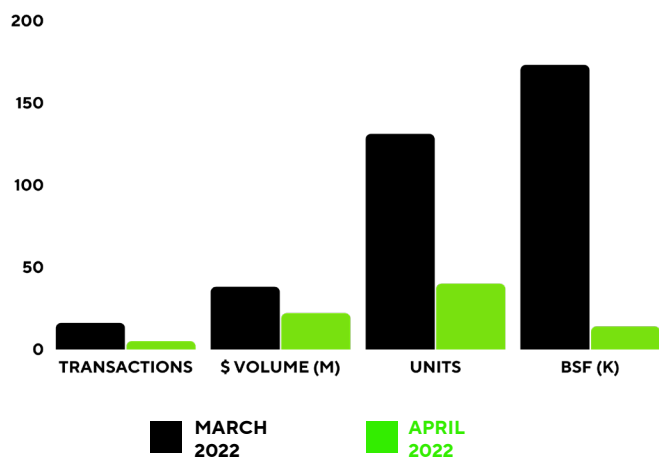
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|------------|------------|
| MARCH 2022 | 16 | \$38,360,000 | 131 | 172,799 |
| APRIL 2022 | 5 | \$22,000,000 | 40 | 14,000 |
| % of CHANGE | ↓ -69% MoM | ↓ -43% MoM | ↓ -69% MoM | ↓ -92% MoM |

YEAR OVER YEAR

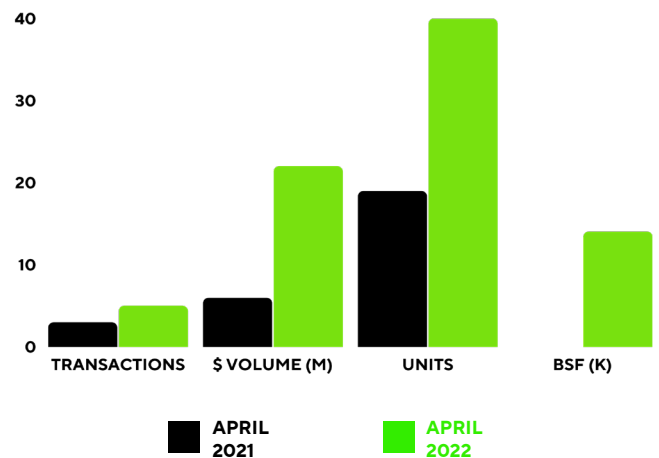
COMPARED TO APRIL 2021

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|-------------|----------|
| APRIL 2021 | 3 | \$5,755,000 | 19 | 0 |
| APRIL 2022 | 5 | \$22,000,000 | 40 | 14,000 |
| % of CHANGE | ↑ +67% YoY | ↑ +282% YoY | ↑ +111% YoY | N/A |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team For More Information

CENTRAL & EAST BROOKLYN TEAM

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THE CENTRAL & EAST BROOKLYN TEAM

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