



BROWNSTONE BROOKLYN MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN Q2 MULTIFAMILY METRICS

29

TRANSACTIONS SOLD

\$109.35M

\$ VOLUME SOLD

170

UNITS SOLD



61,63, & 65 3RD PL



415 CATON AVE



439 4TH ST



109 WILLOW ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3 Building Portfolio: 61,63, & 65 3rd Place	\$15,300,000	Carroll Gardens	24
2	287 Henry Street	\$8,175,893	Brooklyn Heights	5
3	453 3rd Street	\$8,100,000	Park Slope	8
4	109 Willow Street	\$7,050,000	Brooklyn Heights	6
5	29 Prospect Place	\$4,950,000	Park Slope	6
6	402 2nd Street	\$4,500,000	Park Slope	4
7	168 Dean Street	\$4,340,000	Boerum Hill	4
8	75 8th Avenue	\$4,300,000	Park Slope	5
9	328 Degraw Street	\$4,000,000	Carroll Gardens	4
10	34 7th Avenue	\$3,910,000	Park Slope	4
11	32 Butler Street	\$3,900,000	Cobble Hill	3
12	28 South Portland Avenue	\$3,625,000	Fort Greene	8
13	439 4th Street	\$3,575,000	Park Slope	4
14	59 Cheever Place	\$3,100,000	Cobble Hill	4
15	606 Carlton Avenue	\$2,999,999	Prospect Heights	4
16	136 Saint Marks Avenue	\$2,850,000	Prospect Heights	6
17	429 9th Street	\$2,700,000	Park Slope	4
18	97 Summit Street	\$2,650,000	Columbia Waterfront	4
19	347 17th Street	\$2,450,000	Park Slope	5
20	274 A 9th Street	\$2,449,000	Park Slope	4

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

Zip Codes: 11201, 11205, 11213, 11215, 11216, 11217, 11231, 11232, 11238, 11218

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

Q2 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$48.65M

\$ VOLUME SOLD

64

UNITS SOLD



787 FRANKLIN AVE



370 5TH AVE



131 5TH AVE



132 MONTAGUE ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	787 Franklin Avenue	\$6,725,000	Crown Heights	6
2	370 5th Avenue	\$6,174,348	Park Slope	5
3	131 5th Avenue	\$4,660,000	Park Slope	6
4	132 Montague Street	\$4,300,000	Brooklyn Heights	8
5	176 Atlantic Avenue	\$4,200,000	Cobble Hill	5
6	88 5th Avenue	\$3,600,000	Park Slope	7
7	355 Court Street	\$3,500,000	Carroll Gardens	4
8	341 Smith Street	\$3,000,000	Carroll Gardens	3
9	145 Smith Street	\$2,900,000	Boerum Hill	4
10	288 Smith Street	\$2,500,000	Carroll Gardens	3
11	361 Van Brunt Street	\$2,350,000	Red Hook	4
12	913 Fulton Street	\$2,125,000	Clinton Hill	3
13	948 Atlantic Avenue	\$1,320,000	Prospect Heights	3
14	319 Columbia Street	\$1,300,000	Columbia Waterfront	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

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Q2 2023 COMPLETE MARKET METRICS

43

TRANSACTIONS SOLD
-27% YoY

\$158.19M

\$ VOLUME SOLD
-44% YoY

269

UNITS SOLD
-48% YoY

0

BUILDABLE SF SOLD
-100% YoY

PRICE ANALYSIS BY TERRITORY

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

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$795 +4% YoY	\$859 +38% YoY	\$0 -100% YoY
\$/UNIT	\$691,170 +2% YoY	\$781,874 +28% YoY	

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

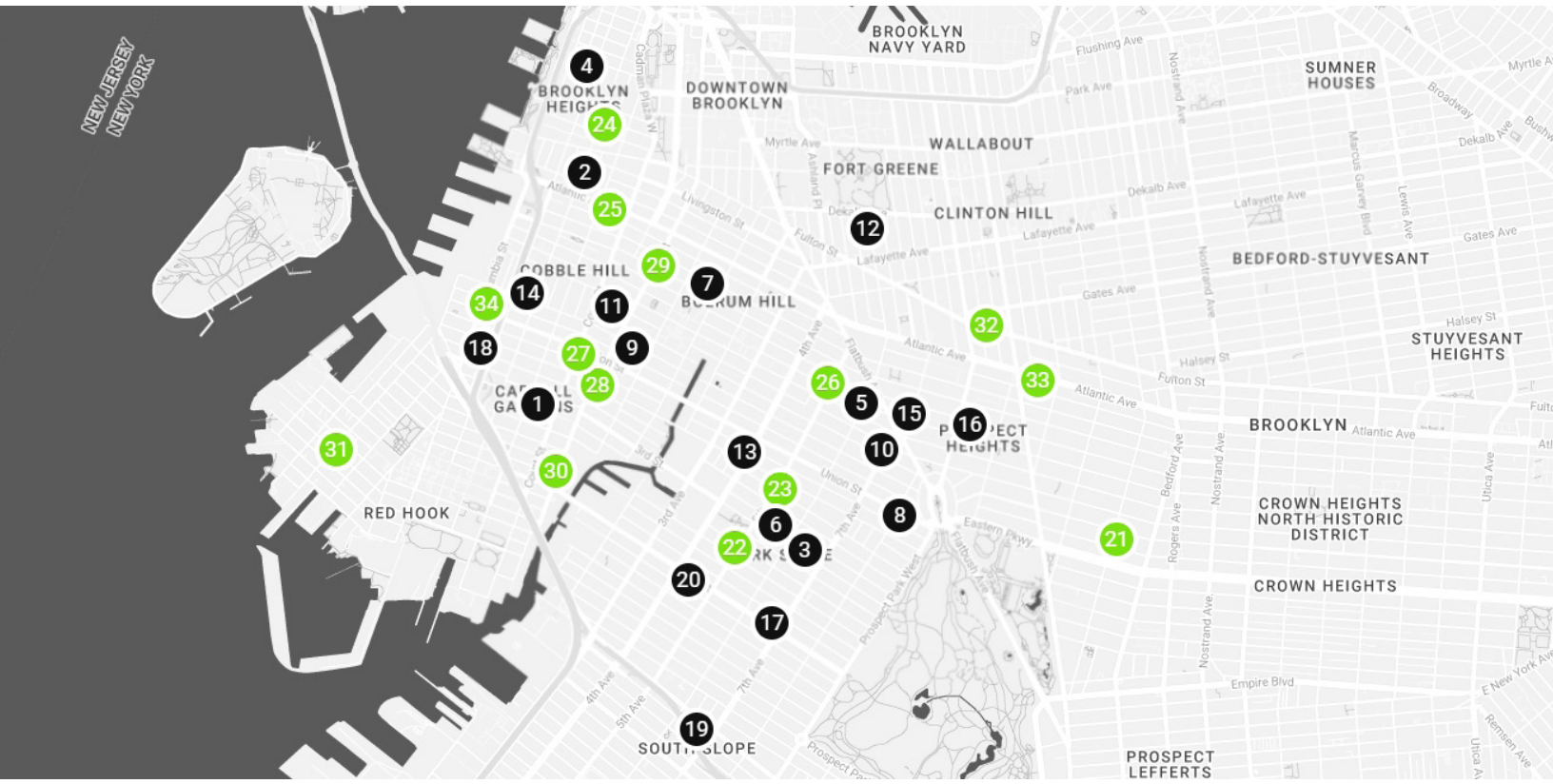
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,104 +26% YoY	\$700 -34% YoY	\$0 -100% YoY
\$/UNIT	\$1,194,036 +37% YoY	\$700,833 -48% YoY	

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$644 -14% YoY	\$792 +34% YoY	\$0 -100% YoY
\$/UNIT	\$352,613 -32% YoY	\$756,389 +24% YoY	

BROWNSTONE BROOKLYN

Q2 2023 MARKET MAP



MULTIFAMILY

- 1 3 Building Portfolio: 61,63, & 65 3rd Place
- 2 287 Henry Street
- 3 453 3rd Street
- 4 109 Willow Street
- 5 29 Prospect Place
- 6 402 2nd Street
- 7 168 Dean Street
- 8 75 8th Avenue
- 9 328 Degraw Street
- 10 34 7th Avenue
- 11 32 Butler Street
- 12 28 South Portland Avenue
- 13 439 4th Street
- 14 59 Cheever Place
- 15 606 Carlton Avenue
- 16 136 Saint Marks Avenue
- 17 429 9th Street
- 18 97 Summit Street
- 19 347 17th Street
- 20 274 A 9th Street

MIXED USE

- 1 787 Franklin Avenue
- 2 370 5th Avenue
- 3 131 5th Avenue
- 4 132 Montague Street
- 5 176 Atlantic Avenue
- 6 88 5th Avenue
- 7 355 Court Street
- 8 341 Smith Street
- 9 145 Smith Street
- 10 288 Smith Street
- 11 361 Van Brunt Street
- 12 913 Fulton Street
- 13 948 Atlantic Avenue
- 14 319 Columbia Street

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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES