



# **BROWNSTONE BROOKLYN MARKET REPORT**

**AUGUST 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## BROWNSTONE BROOKLYN AUGUST 2023 COMPLETE MARKET METRICS

### 11

TRANSACTIONS SOLD

### \$34.06M

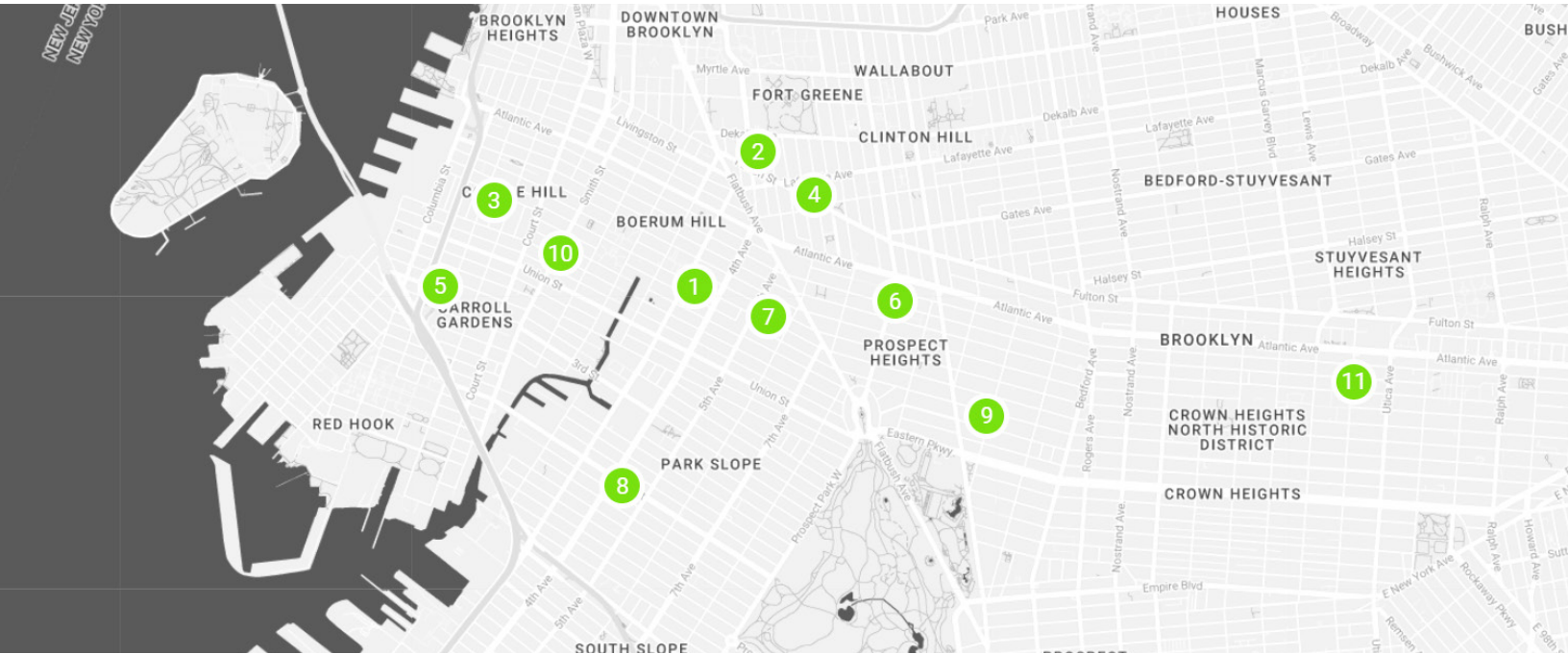
\$ VOLUME SOLD

### 63

UNITS SOLD

### 0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	566-568 Baltic Street	\$6,375,000	Gowanus	Multi-Family	16
2	36 Saint Felix Street	\$4,000,000	Fort Greene	Mixed Use	6
3	16 Strong Place	\$3,920,000	Cobble Hill	Multi-Family	4
4	104 South Oxford Street	\$3,375,000	Fort Greene	Mixed Use	3
5	81 Woodhull Street	\$3,100,000	Carroll Gardens	Multi-Family	4
6	581 Vanderbilt Avenue	\$3,000,000	Prospect Heights	Mixed Use	7
7	35 Park Place	\$2,700,000	Park Slope	Multi-Family	4
8	274 9th Street	\$1,995,000	Park Slope	Multi-Family	4
9	762 Classon Avenue	\$1,500,000	Prospect Heights	Mixed Use	7
10	259-261 Smith Street	\$3,000,000	Cobble Hill	Mixed Use	6

SELECT SALES ACTIVITY ABOVE



566-568 BALTIC ST



36 SAINT FELIX ST



16 STRONG PL



104 SOUTH OXFORD ST

# BROWNSTONE BROOKLYN

## AUGUST 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from AUGUST 1, 2023 - AUGUST 31, 2023

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

Neighborhoods: Gowanus, Fort Greene, Cobble Hill, Fort Greene, Carroll Gardens, Prospect Heights, Park Slope, Prospect Heights, Crown Heights

### MONTH OVER MONTH

COMPARED TO JULY 2023

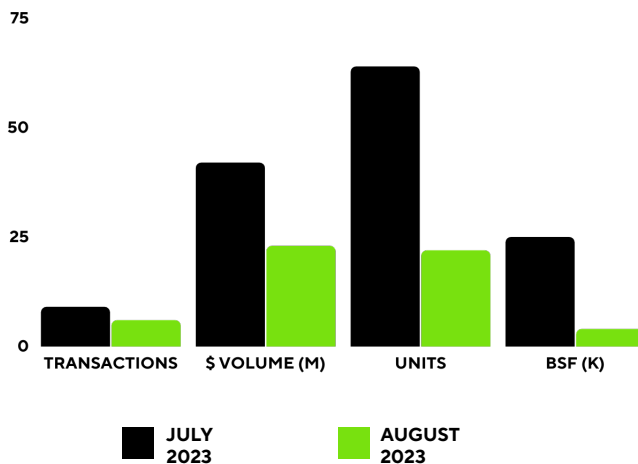
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2023</b>	9	\$58,065,114	40	44,079
<b>AUGUST 2023</b>	11	\$34,065,000	63	0
<b>% of CHANGE</b>	↑ +22% MoM	↓ -41% MoM	↑ +58% MoM	↓ -100% MoM

### YEAR OVER YEAR

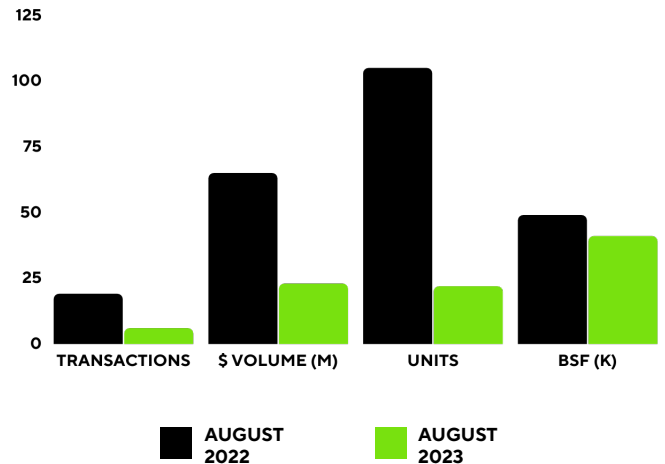
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2022</b>	17	\$99,309,378	163	214,450
<b>AUGUST 2023</b>	11	\$34,065,000	63	0
<b>% of CHANGE</b>	↓ -35% YoY	↓ -66% YoY	↓ -61% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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# IPRG

## BROWNSTONE BROOKLYN AUGUST 2023 REPORT

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