



# **BROWNSTONE BROOKLYN MARKET REPORT**

**APRIL 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## BROWNSTONE BROOKLYN APRIL 2024 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD

\$161.60M

\$ VOLUME SOLD

76

UNITS SOLD

545,360

BUILDABLE SF SOLD



|    | ADDRESS                              | PRICE        | NEIGHBORHOOD      | ASSET TYPE   | UNITS |
|----|--------------------------------------|--------------|-------------------|--------------|-------|
| 1  | 268 Bergen Street                    | \$40,000,000 | Boerum Hill       | Development  | 1     |
| 2  | 184-186 Conover & 145 Wolcott Street | \$34,024,939 | Red Hook          | Development  | 1     |
| 3  | 1 Sidney Place                       | \$22,000,000 | Brooklyn Heights  | Multi-Family | 1     |
| 4  | 60 20th Street                       | \$11,500,000 | Greenwood Heights | Development  | 1     |
| 5  | 419 3rd Street                       | \$7,016,075  | Park Slope        | Multi-Family | 8     |
| 6  | 817 Classon Avenue                   | \$6,000,000  | Crown Heights     | Development  | 1     |
| 7  | 51 5th Avenue                        | \$4,275,000  | Park Slope        | Mixed Use    | 7     |
| 8  | 699-705 Prospect Place               | \$4,050,000  | Crown Heights     | Development  | 0     |
| 9  | 426 2nd Street                       | \$4,000,000  | Park Slope        | Multi-Family | 4     |
| 10 | 717 Eastern Parkway                  | \$4,000,000  | Crown Heights     | Multi-Family | 4     |

SELECT SALES ACTIVITY ABOVE



268 BERGEN ST



184-186 CONOVER & 145 WOLCOTT ST



1 SIDNEY PL



60 20TH ST

# BROWNSTONE BROOKLYN

## APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 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 MARCH 2024

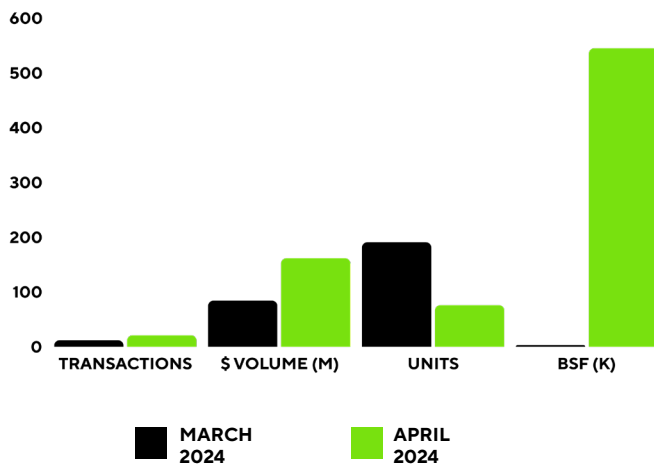
|                    | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD      |
|--------------------|-------------------|---------------|------------|---------------|
| <b>MARCH 2024</b>  | 12                | \$84,335,500  | 191        | 3,200         |
| <b>APRIL 2024</b>  | 21                | \$161,609,984 | 76         | 545,360       |
| <b>% of CHANGE</b> | ↑ +75% MoM        | ↑ +92% MoM    | ↓ -60% MoM | ↑ +16943% MoM |

### YEAR OVER YEAR

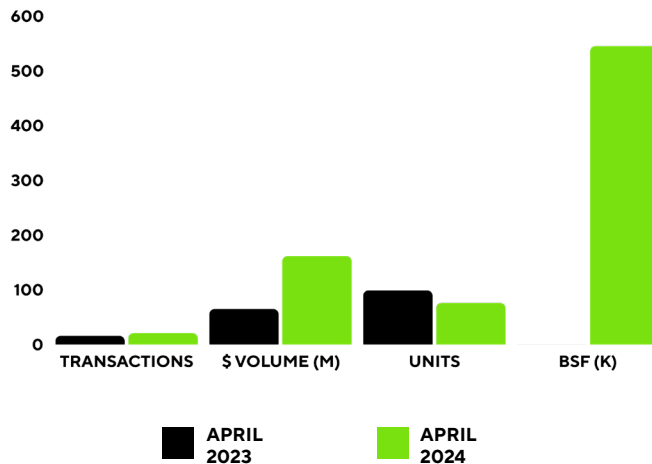
COMPARED TO APRIL 2023

|                    | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD    |
|--------------------|-------------------|---------------|------------|-------------|
| <b>APRIL 2023</b>  | 16                | \$65,078,333  | 99         | 0           |
| <b>APRIL 2024</b>  | 21                | \$161,609,984 | 76         | 545,360     |
| <b>% of CHANGE</b> | ↑ +31% YoY        | ↑ +148% YoY   | ↓ -23% YoY | ↑ +100% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Brownstone Brooklyn Team For More Information

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# IPRG

## BROWNSTONE BROOKLYN APRIL 2024 REPORT

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