



BROWNSTONE BROOKLYN MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN MAY 2024 COMPLETE MARKET METRICS

17

TRANSACTIONS SOLD

\$56.99M

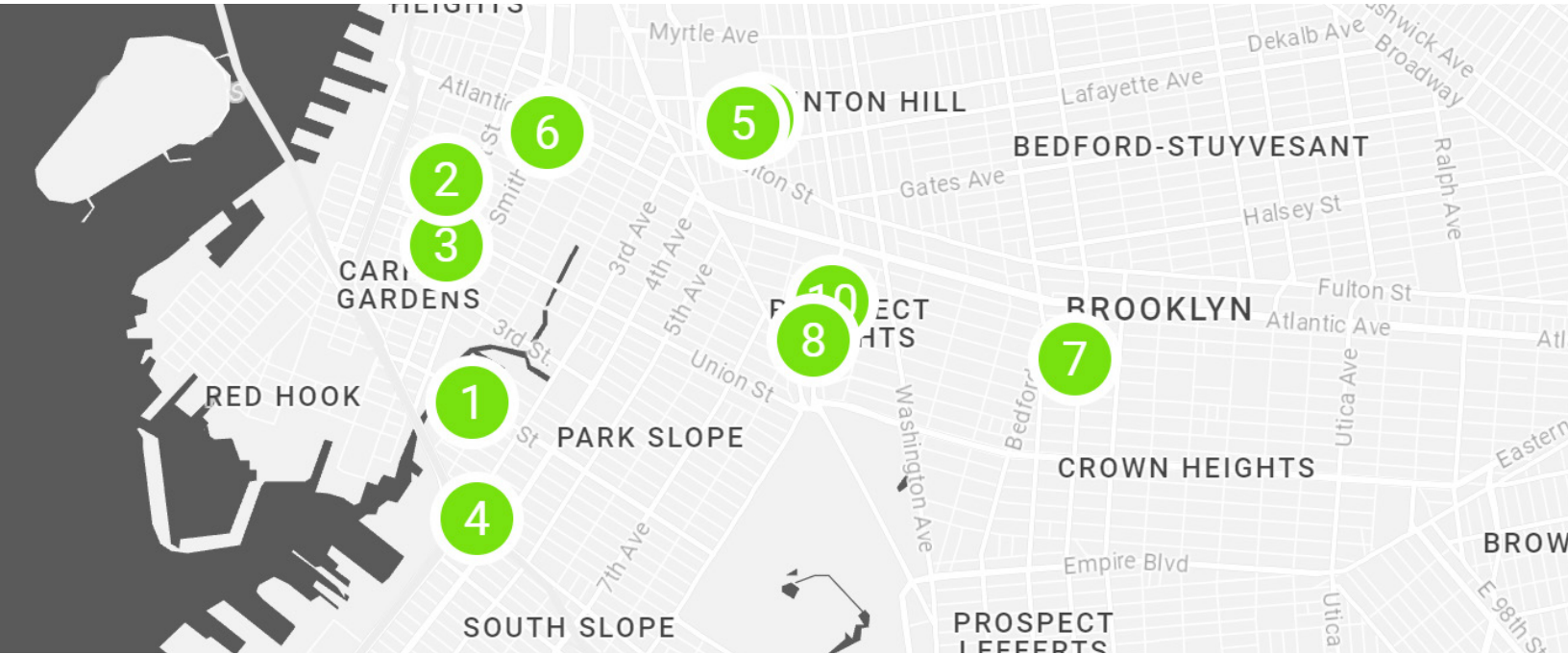
\$ VOLUME SOLD

79

UNITS SOLD

175,794

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	94 9th Street	\$7,400,000	Gowanus	Development	0
2	323 Clinton Street	\$6,400,000	Cobble Hill	Multi-Family	5
3	368 Court Street	\$5,185,000	Carroll Gardens	Mixed Use	5
4	137 Prospect Avenue	\$5,000,000	Gowanus	Multi-Family	9
5	39 South Portland Avenue	\$4,740,000	Fort Greene	Multi-Family	4
6	285 Pacific Street	\$3,850,000	Boerum Hill	Multi-Family	4
7	681 Saint Marks Avenue	\$3,100,000	Crown Heights	Multi-Family	7
8	656 Vanderbilt Avenue	\$2,700,000	Prospect Heights	Mixed Use	3
9	33 South Oxford Street	\$2,680,000	Fort Greene	Multi-Family	4
10	621 Vanderbilt Avenue	\$2,600,000	Prospect Heights	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



94 9TH ST



323 CLINTON ST



368 COURT ST



137 PROSPECT AVE

BROWNSTONE BROOKLYN

MAY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 31, 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 APRIL 2024

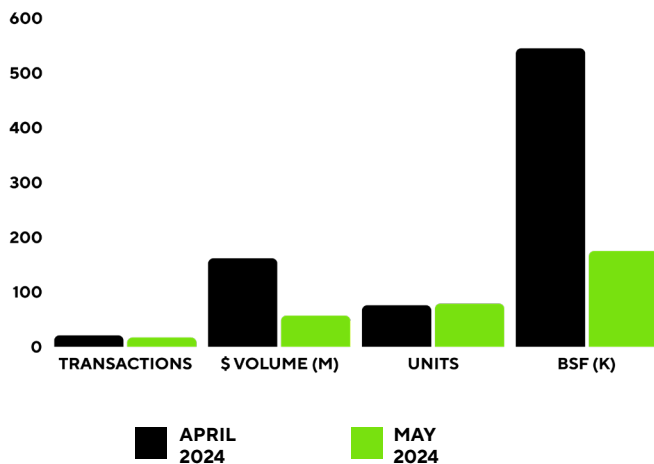
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	21	\$161,609,984	76	545,360
MAY 2024	17	\$56,990,500	79	175,794
% of CHANGE	↓ -19% MoM	↓ -65% MoM	↑ +4% MoM	↓ -68% MoM

YEAR OVER YEAR

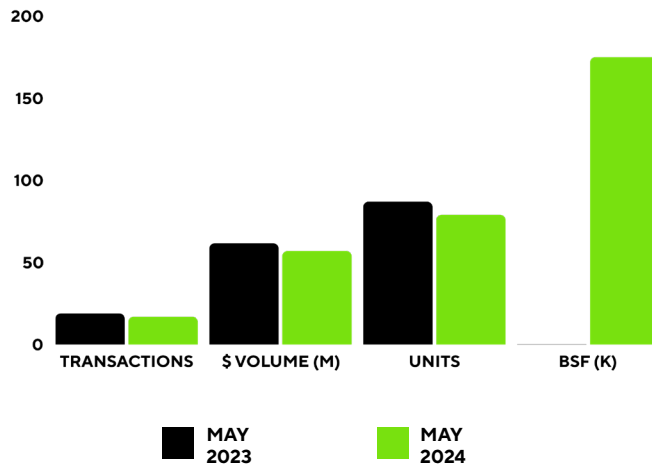
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	19	\$61,689,240	87	0
MAY 2024	17	\$56,990,500	79	175,794
% of CHANGE	↓ -11% YoY	↓ -8% YoY	↓ -9% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



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BROWNSTONE BROOKLYN MAY 2024 REPORT

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