



# **BROWNSTONE BROOKLYN MARKET REPORT**

**Q2 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## BROWNSTONE BROOKLYN Q2 MULTIFAMILY METRICS

### 26

TRANSACTIONS SOLD

### \$111.13M

\$ VOLUME SOLD

### 140

UNITS SOLD



1 SIDNEY PLACE



419 3RD ST



426 2ND ST



717 EASTERN PARKWAY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1 Sidney Place	\$22,000,000	Brooklyn Heights	1
2	419 3rd Street	\$7,016,075	Park Slope	8
3	426 2nd Street	\$4,000,000	Park Slope	4
4	717 Eastern Parkway	\$4,000,000	Crown Heights	4
5	111 4th Place	\$3,800,000	Carroll Gardens	11
6	1 Saint Francis Place	\$2,775,000	Crown Heights	6
7	1671 8th Avenue	\$2,000,000	Park Slope	6
8	110 Waverly Avenue	\$1,313,910	Clinton Hill	4
9	323 Clinton Street	\$6,400,000	Cobble Hill	5
10	137 Prospect Avenue	\$5,000,000	Gowanus	9
11	39 South Portland Avenue	\$4,740,000	Fort Greene	4
12	285 Pacific Street	\$3,850,000	Boerum Hill	4
13	681 Saint Marks Avenue	\$3,100,000	Crown Heights	7
14	33 South Oxford Street	\$2,680,000	Fort Greene	4
15	621 Vanderbilt Avenue	\$2,600,000	Prospect Heights	4
16	65 Gates Avenue	\$2,560,000	Clinton Hill	4
17	66 Downing Street	\$2,275,000	Clinton Hill	7
18	1015 Pacific Street	\$1,300,000	Prospect Heights	6
19	29 Willow Street	\$8,100,000	Brooklyn Heights	10
20	382 7th Street	\$4,350,000	Park Slope	4

SELECT SALES ACTIVITY ABOVE

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

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

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

# 16

TRANSACTIONS SOLD

# \$59.92M

\$ VOLUME SOLD

# 93

UNITS SOLD



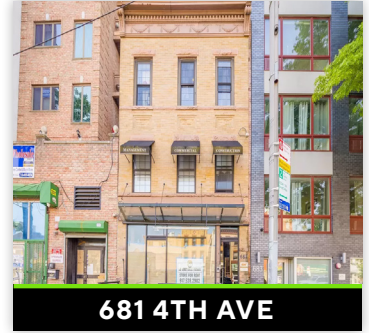
51 5TH AVE



479 BERGEN ST



133 SMITH ST



681 4TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	51 5th Avenue	\$4,275,000	Park Slope	7
2	479 Bergen Street	\$3,900,000	Prospect Heights	8
3	133 Smith Street	\$3,150,000	Boerum Hill	3
4	681 4th Avenue	\$1,710,000	Greenwood Heights	3
5	780 Nostrand Avenue	\$1,320,000	Crown Heights	3
6	131 Kingston Avenue	\$1,125,000	Crown Heights	3
7	368 Court Street	\$5,185,000	Carroll Gardens	5
8	656 Vanderbilt Avenue	\$2,700,000	Prospect Heights	3
9	556 Vanderbilt Avenue	\$2,520,000	Prospect Heights	3
10	707 5th Avenue	\$2,320,000	Greenwood Heights	3
11	1200 Sterling Place	\$1,200,000	Crown Heights	8
12	167 Park Avenue	\$1,160,500	Fort Greene	3
13	80 A 4th Avenue	\$20,000,000	Boerum Hill	30
14	21 Prospect Park West	\$6,325,000	Park Slope	2
15	944 4th Avenue	\$1,950,000	Greenwood Heights	3
16	992-994 Atlantic Avenue	\$1,081,763	Prospect Heights	6

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 2024

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## BROWNSTONE BROOKLYN Q2 DEVELOPMENT SITE METRICS

### 10

TRANSACTIONS SOLD

### \$125.47M

\$ VOLUME SOLD

### 896,354

BUILDABLE SF SOLD



268 BERGEN ST



184-186 CONOVER & 145 WOLCOTT ST



60 20TH ST



817 CLASSON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	268 Bergen Street	\$40,000,000	Boerum Hill	237,984
2	184-186 Conover & 145 Wolcott Street	\$34,024,939	Red Hook	224,896
3	60 20th Street	\$11,500,000	Greenwood Heights	30,260
4	817 Classon Avenue	\$6,000,000	Crown Heights	20,000
5	699-705 Prospect Place & 1415 Bedford Avenue	\$4,050,000	Crown Heights	17,820
6	216 26th Street	\$2,650,000	Greenwood Heights	10,000
7	133 Carlton Avenue	\$1,000,060	Fort Greene	4,400
8	94 9th Street	\$7,400,000	Gowanus	175,794
9	144 Saint Felix Street	\$15,000,000	Fort Greene	168,300
10	336 Van Brunt, 103 King Street & 105 King Street	\$3,850,000	Red Hook	6,900

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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**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

Q2 2024 COMPLETE MARKET METRICS

52

TRANSACTIONS SOLD  
+21% YoY

\$296.53M

\$ VOLUME SOLD  
+87% YoY

233

UNITS SOLD  
0% YoY

896,354

BUILDABLE SF SOLD  
+100% YoY

PRICE ANALYSIS BY TERRITORY

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

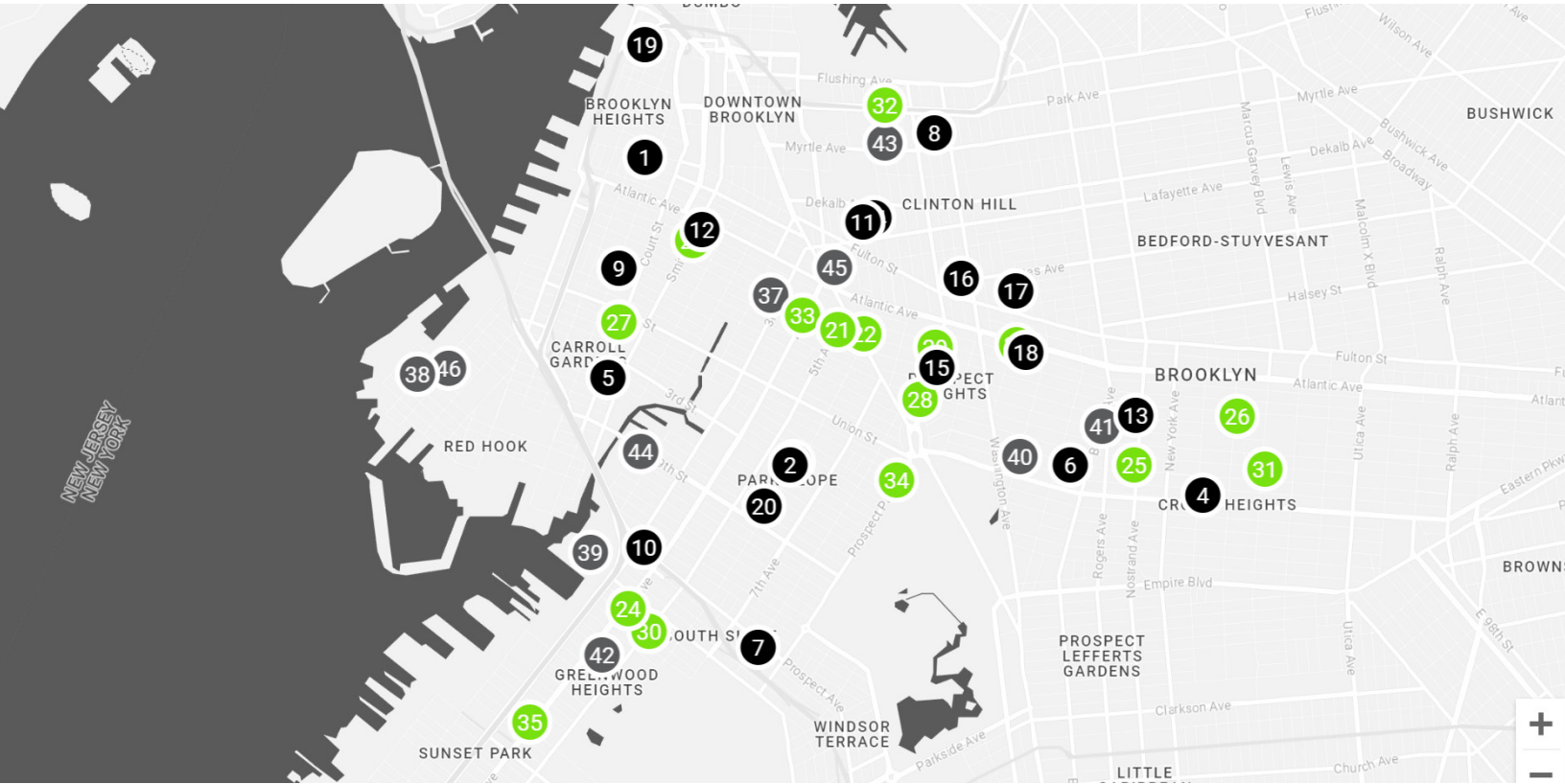
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$739 -7% YoY	\$796 -7% YoY	\$225 +100% YoY
\$/UNIT	\$603,408 -13% YoY	\$610,714 -22% YoY	

DOWNTOWN BROOKLYN, BROOKLYN HEIGHTS, BOERUM HILL, COBBLE HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,697 +54% YoY	\$993 +42% YoY	\$168 -100% YoY
\$/UNIT	\$886,250 -26% YoY	\$666,667 -5% YoY	

CLINTON HILL, FORT GREENE, PROSPECT HEIGHTS, CROWN HEIGHTS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$797 +24% YoY	\$465 -41% YoY	\$211 +100% YoY
\$/UNIT	\$582,058 +65% YoY	\$272,598 -64% YoY	



## MULTIFAMILY

- 1 1 Sidney Place
- 2 419 3rd Street
- 3 426 2nd Street
- 4 717 Eastern Parkway
- 5 111 4th Place
- 6 1 Saint Francis Place
- 7 1671 8th Avenue
- 8 110 Waverly Avenue
- 9 323 Clinton Street
- 10 137 Prospect Avenue
- 11 39 South Portland Avenue
- 12 285 Pacific Street
- 13 681 Saint Marks Avenue
- 14 33 South Oxford Street
- 15 621 Vanderbilt Avenue
- 16 65 Gates Avenue
- 17 66 Downing Street
- 18 1015 Pacific Street
- 19 29 Willow Street
- 20 382 7th Street

## MIXED USE

- 21 51 5th Avenue
- 22 479 Bergen Street
- 23 133 Smith Street
- 24 681 4th Avenue
- 25 780 Nostrand Avenue
- 26 131 Kingston Avenue
- 27 368 Court Street
- 28 656 Vanderbilt Avenue
- 29 556 Vanderbilt Avenue
- 30 707 5th Avenue
- 31 1200 Sterling Place
- 32 167 Park Avenue
- 33 80 A 4th Avenue
- 34 21 Prospect Park West
- 35 944 4th Avenue
- 36 992-994 Atlantic Avenue

## DEVELOPMENT SITES

- 37 268 Bergen Street
- 38 184-186 Conover & 145 Wolcott Street
- 39 60 20th Street
- 40 817 Classon Avenue
- 41 699-705 Prospect Place & 1415 Bedford Avenue
- 42 Avenue
- 43 216 26th Street
- 44 133 Carlton Avenue
- 45 94 9th Street
- 46 144 Saint Felix Street
- 47 336 Van Brunt & 103 King Street

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

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**