



CENTRAL & EAST BROOKLYN MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN Q2 MULTIFAMILY METRICS

6

TRANSACTIONS SOLD

\$14.79M

\$ VOLUME SOLD

95

UNITS SOLD



305 MARTENSE ST



530 HEGEMAN AVE



2011 NEWKIRK AVE



2303 CLARENDON RD

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	305 Martense Street	\$5,163,750	Flatbush	28
2	530 Hegeman Avenue	\$1,300,000	East New York	4
3	2011 Newkirk Avenue	\$3,600,000	Flatbush	35
4	2303 Clarendon Road	\$1,275,000	Flatbush	16
5	609 East 95th Street	\$1,030,000	East Flatbush	4
6	67 Hawthorne Street	\$2,430,000	Prospect Lefferts Gardens	8

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

Zip Codes: 11225, 11226, 11218, 11210, 11203, 11213, 11236

Neighborhoods: City Line, Crown Heights South, Cypress Hill, East Flatbush, East New York, Flatbush, Kensington, Prospect-Lefferts-Gardens, Prospect Park

CENTRAL & EAST BROOKLYN

Q2 MIXED-USE METRICS

10

TRANSACTIONS SOLD

\$14.42M

\$ VOLUME SOLD

38

UNITS SOLD



1295 CARROLL ST



1184 NOSTRAND AVE



1175 SUTTER AVE



3492 ATLANTIC AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1295 Carroll Street	\$2,300,000	Crown Heights South	2
2	1184 Nostrand Avenue	\$1,620,000	Prospect Lefferts Gardens	3
3	1175 Sutter Avenue	\$1,315,000	East New York	3
4	3492 Atlantic Avenue	\$1,275,000	East New York	3
5	467 Rogers Avenue	\$1,200,000	Prospect Lefferts Gardens	7
6	482 Chestnut Street	\$1,775,000	East New York	6
7	290 Arlington Avenue	\$1,110,000	East New York	5
8	1224 Nostrand Avenue	\$1,480,000	Prospect Lefferts Gardens	3
9	1222 Liberty Avenue	\$1,250,000	East New York	2
10	535 Liberty Avenue	\$1,100,000	East New York	4

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

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CENTRAL & EAST BROOKLYN Q2 INDUSTRIAL METRICS

3

TRANSACTIONS SOLD

\$9.77M

\$ VOLUME SOLD

4

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1368 Utica Avenue	\$2,300,000	East Flatbush	1
2	1462 Schenectady Avenue	\$1,770,000	East Flatbush	1
3	21 Montauk Avenue & 22 Milford Street	\$5,700,000	East New York	2

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

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CENTRAL & EAST BROOKLYN

Q2 DEVELOPMENT SITE METRICS

6

TRANSACTIONS SOLD

\$38.27M

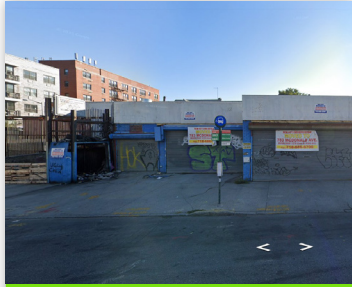
\$ VOLUME SOLD

225,159

BUILDABLE SF SOLD



341 LENOX RD



**545-547 CONEY ISLAND AVE
& 50 HINCKLEY PLACE**



600 UTICA AVE



647-651 LIBERTY AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	341 Lenox Road	\$3,000,000	Flatbush	24,080
2	545-547 Coney Island Avenue & 50 Hinckley Place	\$9,600,000	Prospect Park South	57,270
3	600 Utica Avenue	\$5,000,000	East Flatbush	39,875
4	647-651 Liberty Avenue	\$1,700,000	East New York	15,000
5	511 Sutter Avenue	\$14,980,000	East New York	58,934
6	2625 Bedford Avenue	\$3,990,000	Flatbush	30,000

*Development Site / Buildable Square Footage

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

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Q2 2024 COMPLETE MARKET METRICS

22

TRANSACTIONS SOLD
+29% YoY

\$67.49M

\$ VOLUME SOLD
+97% YoY

133

UNITS SOLD
-9% YoY

225,159

BUILDABLE SF SOLD
-28% Yo

PRICE ANALYSIS BY TERRITORY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$167 +28% YoY	\$167 +20% YoY	\$167 -1% YoY
\$/UNIT	\$303,750 +18% YoY	\$171,429 -71% YoY	

FLATBUSH & KENSINGTON

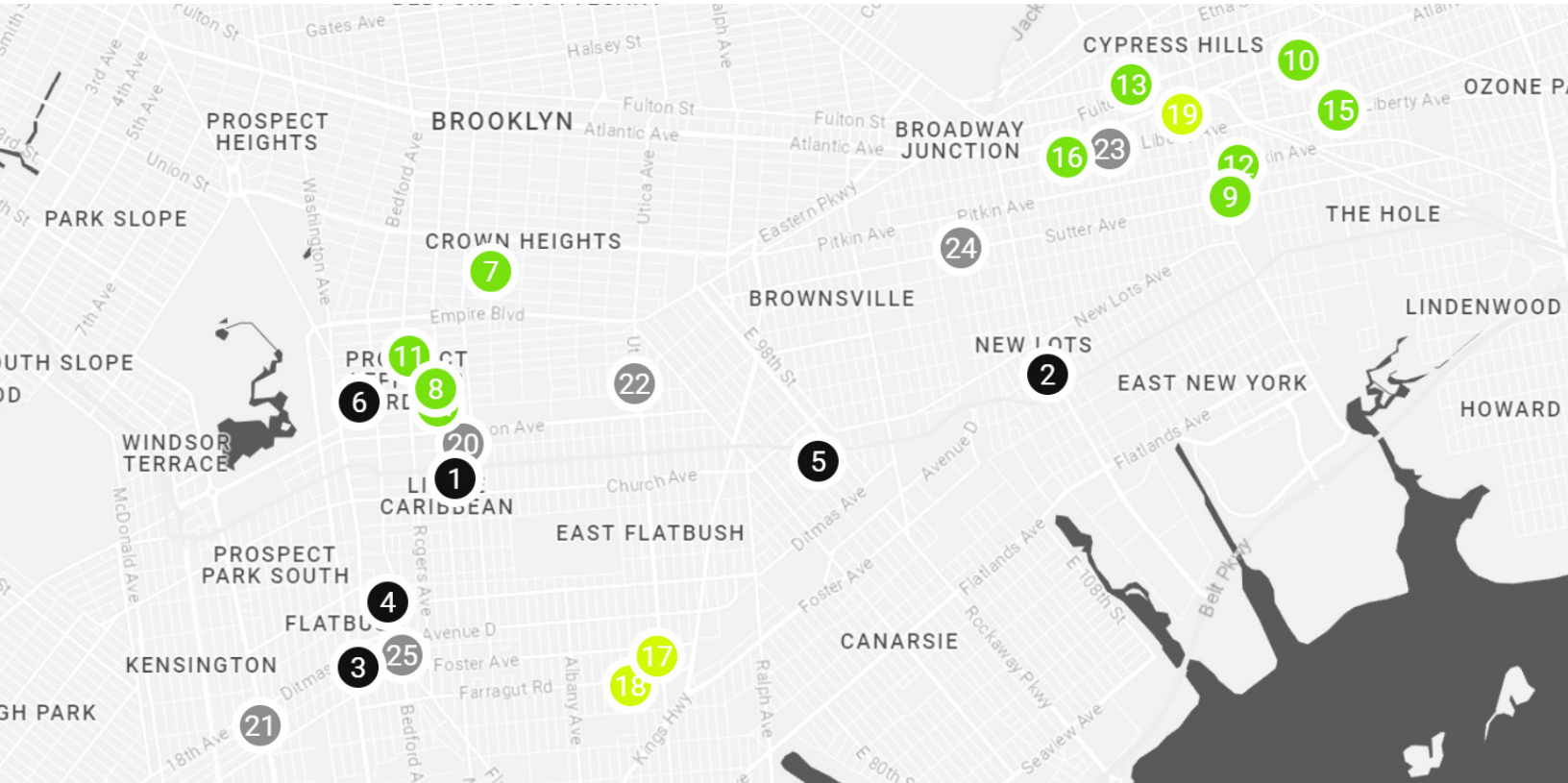
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$146 +16% YoY	\$0 -100% YoY	\$129 +100% YoY
\$/UNIT	\$122,322 +18% YoY	\$0 -100% YoY	

EAST FLATBUSH

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$366 +33% YoY	\$342 +16% YoY	\$166 +73% YoY
\$/UNIT	\$291,250 +17% YoY	\$264,278 +32% YoY	

CENTRAL & EAST BROOKLYN

Q2 2024 MARKET MAP



MULTIFAMILY

- 1 305 Martense Street
- 2 530 Hegeman Avenue
- 3 2011 Newkirk Avenue
- 4 2303 Clarendon Road
- 5 609 East 95th Street
- 6 67 Hawthorne Street

MIXED USE

- 7 1295 Carroll Street
- 8 1184 Nostrand Avenue
- 9 1175 Sutter Avenue
- 10 3492 Atlantic Avenue
- 11 467 Rogers Avenue
- 12 482 Chestnut Street
- 13 290 Arlington Avenue
- 14 1224 Nostrand Avenue
- 15 1222 Liberty Avenue
- 16 535 Liberty Avenue

INDUSTRIAL

- 17 1368 Utica Avenue
- 18 1462 Schenectady Avenue
- 19 21 Montauk Avenue & 22 Milford Street

DEVELOPMENT SITES

- 20 341 Lenox Road
- 21 545-547 Coney Island Avenue
- 22 600 Utica Avenue
- 23 647-651 Liberty Avenue
- 24 511 Sutter Avenue
- 25 2625 Bedford Avenue

CONTACT THE **CENTRAL & EAST BROOKLYN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES