



BROWNSTONE BROOKLYN MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

BROWNSTONE BROOKLYN JULY 2024 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD

\$60.52M

\$ VOLUME SOLD

119

UNITS SOLD

69,966

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	19-21 Columbia Place	\$7,100,000	Brooklyn Heights	Multi-Family	0
2	132 Norman Avenue	\$6,825,000	Carroll Gardens	Multi-Family	5
3	769 Carroll Street	\$4,950,000	Park Slope	Multi-Family	5
4	309 7th Avenue	\$4,200,000	Park Slope	Mixed Use	9
5	22 Saint Johns Place	\$4,075,000	Park Slope	Multi-Family	4
6	80 3rd Street	\$4,000,000	Gowanus	Development	4
7	18 South Oxford Street	\$3,730,000	Fort Greene	Multi-Family	7
8	576 Washington Avenue	\$3,500,000	Clinton Hill	Multi-Family	3
9	493 7th Avenue	\$3,400,000	Park Slope	Mixed Use	4
10	51 Willoughby Avenue	\$3,295,000	Fort Greene	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



19-21 COLUMBIA PL



132 NORMAN AV, 196 SACKETT ST & 32 GARNET ST



769 CARROLL ST



309 7TH AVE

BROWNSTONE BROOKLYN

JULY 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 JUNE 2024

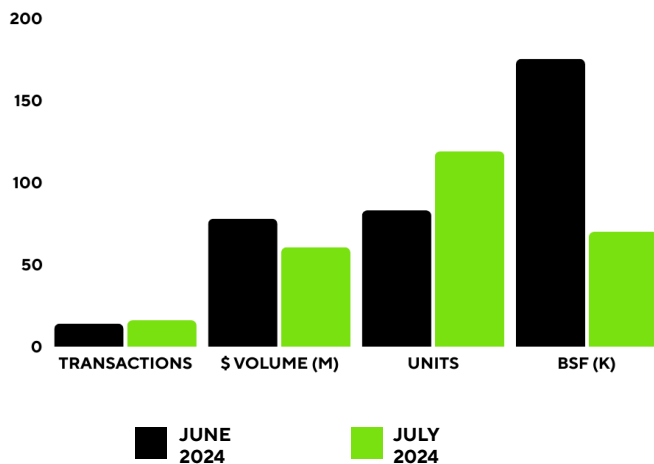
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	14	\$77,931,763	83	175,200
JULY 2024	16	\$60,525,000	119	69,966
% of CHANGE	↑ +14% MoM	↓ -22% MoM	↑ +43% MoM	↓ -60% MoM

YEAR OVER YEAR

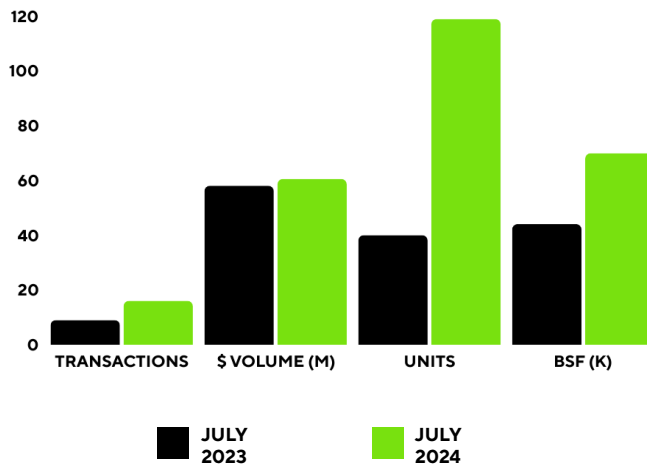
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	9	\$58,065,114	40	44,079
JULY 2024	16	\$60,525,000	119	69,966
% of CHANGE	↑ +78% YoY	↑ +4% YoY	↑ +198% YoY	↑ +59% YoY

MONTH OVER MONTH



YEAR OVER YEAR



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