



CENTRAL & EAST BROOKLYN MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN JULY 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$23.63M

\$ VOLUME SOLD

33

UNITS SOLD

81,022

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1092 Rogers Avenue	\$5,485,000	Flatbush	Development	0
2	441-451 Remsen Avenue	\$5,485,000	East Flatbush	Development	0
3	1149 Utica Avenue	\$5,485,000	East Flatbush	Development	0
4	2511 Atlantic Avenue	\$1,300,000	East New York	Mixed Use	6
5	347 Lincoln Road	\$1,210,000	Prospect Lefferts Gardens	Multi-Family	8
6	4321 Church Avenue	\$1,200,000	East Flatbush	Mixed Use	6
7	4722 Avenue D	\$1,195,000	East Flatbush	Mixed Use	5
8	441 East 52nd Street	\$1,170,000	East Flatbush	Multi-Family	4
9	674 Rockaway Parkway	\$1,100,000	East Flatbush	Multi-Family	4



1092 ROGERS AVE



441-451 REMSEN AVE



1149 UTICA AVE



2511 ATLANTIC AVE

CENTRAL & EAST BROOKLYN

JULY 2024 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO JUNE 2024

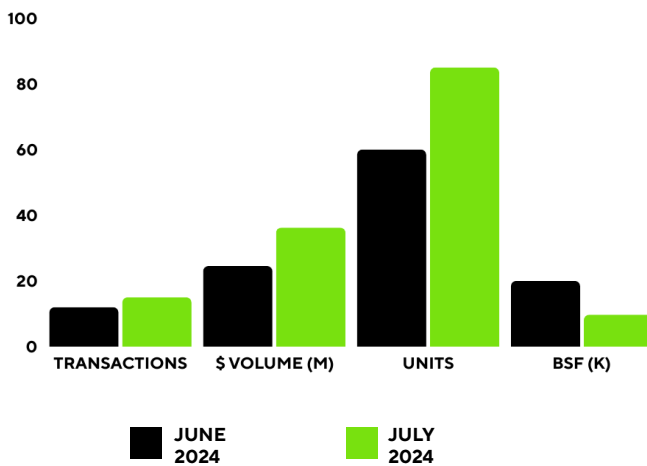
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	6	\$25,230,000	17	88,934
JULY 2024	9	\$23,630,000	33	81,022
% of CHANGE	↑ +50% MoM	↓ -6% MoM	↑ +94% MoM	↓ -9% MoM

YEAR OVER YEAR

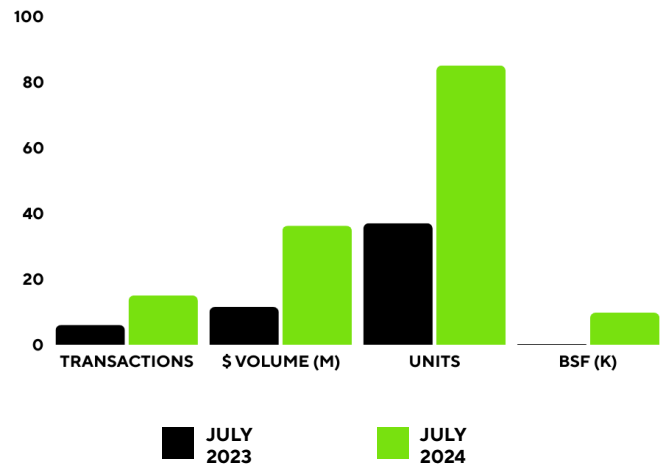
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	0	0	0	0
JULY 2024	9	\$23,630,000	33	81,022
% of CHANGE	↑ +100% YoY	↑ +100% YoY	↑ +100% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team for More Information

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IPRG

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