



CENTRAL & EAST BROOKLYN MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN AUGUST 2024 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$5.36M

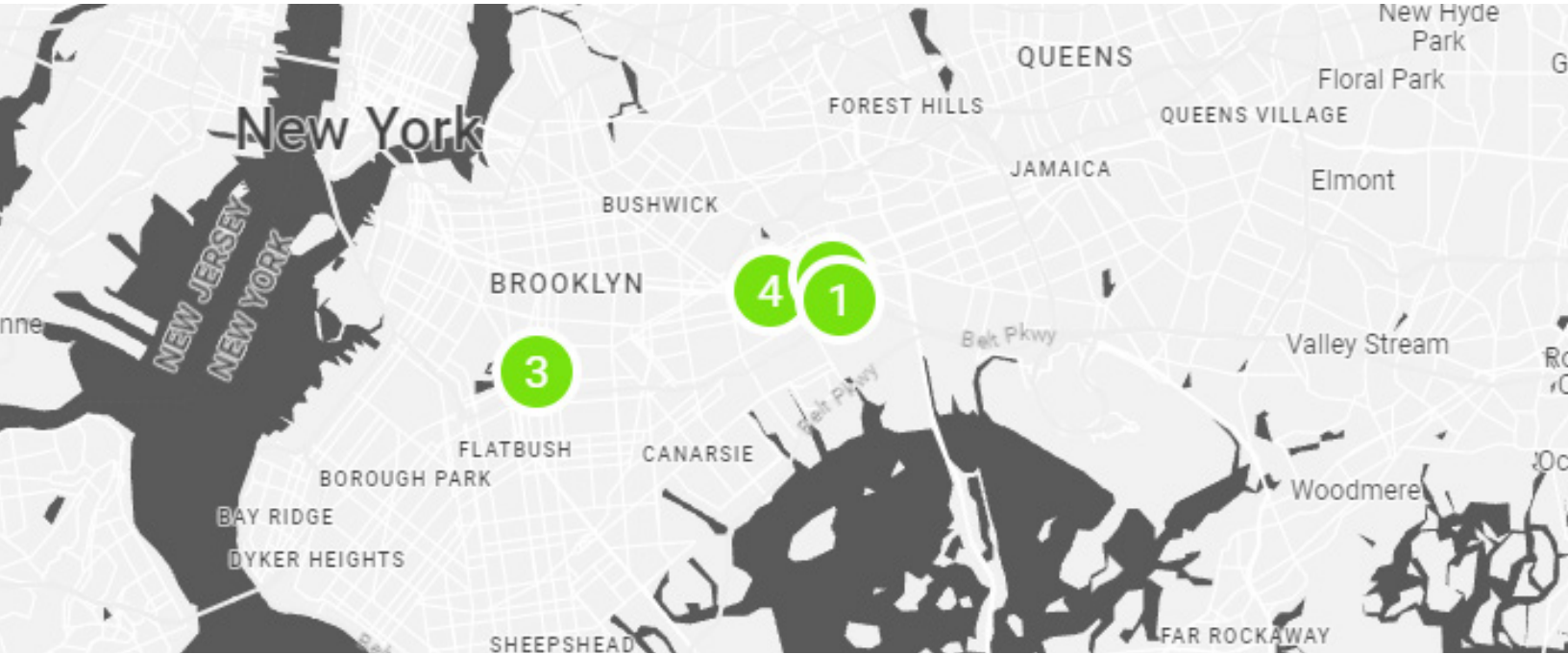
\$ VOLUME SOLD

13

UNITS SOLD

12,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1447 Sutter Avenue	\$1,565,000	East New York	Development	
2	1167 Liberty Avenue	\$1,400,000	East New York	Mixed Use	3
3	568 Rogers Avenue	\$1,300,000	Prospect Lefferts Gardens	Mixed Use	3
4	676 Liberty Avenue	\$1,100,000	East New York	Mixed Use	7



1447 SUTTER AVE



1167 LIBERTY AVE



568 ROGERS AVE



676 LIBERTY AVE

CENTRAL & EAST BROOKLYN

AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from AUGUST 1, 2024 - AUGUST 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 JULY 2024

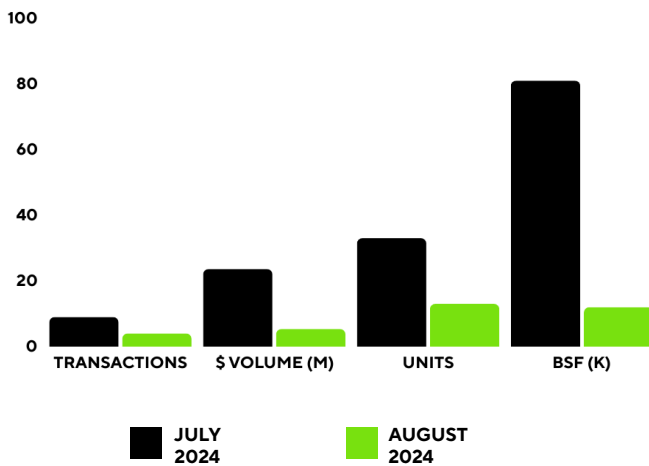
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	9	\$23,630,000	33	81,022
AUGUST 2024	4	\$5,365,000	13	12,000
% of CHANGE	↓ -56% MoM	↓ -77% MoM	↓ -61% MoM	↓ -85% MoM

YEAR OVER YEAR

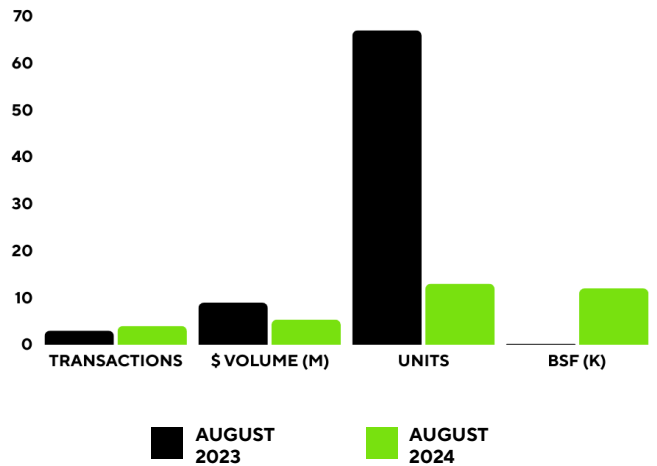
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	3	\$8,950,000	67	0
AUGUST 2024	4	\$5,365,000	13	12,000
% of CHANGE	↑ +33% YoY	↓ -40 YoY	↓ -81% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Central & East Brooklyn Team for More Information

DEREK BESTREICH 718.360.8802 STEVE REYNOLDS 718.360.8807 TOM REYNOLDS 718.360.8817

IPRG

CENTRAL & EAST BROOKLYN AUGUST 2024 REPORT

THE CENTRAL & EAST BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**MICHAEL
MURPHY**
718.360.1436
mmurphy@iprg.com

**RUBEN
OUAZANA**
718.360.8543
ROuazan@iprg.com
