



CENTRAL & EAST BROOKLYN MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

CENTRAL & EAST BROOKLYN Q3 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$12.98M

\$ VOLUME SOLD

90

UNITS SOLD



347 LINCOLN RD



441 EAST 52ND ST



674 ROCKAWAY PARKWAY



146 EAST 19TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	347 Lincoln Road	\$1,210,000	Prospect Lefferts Gardens	8
2	441 East 52nd Street	\$1,170,000	East Flatbush	4
3	674 Rockaway Parkway	\$1,100,000	East Flatbush	4
4	146 East 19th Street	\$3,900,000	Prospect Park South	41
5	1803 Beverley Road	\$2,900,000	Prospect Park South	25
6	377 Rutland Road	\$1,500,000	Prospect Lefferts Gardens	4
7	81 East 51st Street	\$1,207,500	East Flatbush	4

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

Q3 MIXED-USE METRICS

6

TRANSACTIONS SOLD

\$22.57M

\$ VOLUME SOLD

48

UNITS SOLD



2511 ATLANTIC AVE



4321 CHURCH AVE



4722 AVE D



1167 LIBERTY AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2511 Atlantic Avenue	\$1,300,000	East New York	6
2	4321 Church Avenue	\$1,200,000	East Flatbush	6
3	4722 Avenue D	\$1,195,000	East Flatbush	5
4	1167 Liberty Avenue	\$1,400,000	East New York	3
5	568 Rogers Avenue	\$1,300,000	Prospect Lefferts Gardens	3
6	676 Liberty Avenue	\$1,100,000	East New York	7
7	833-847 Flatbush Avenue	\$12,475,000	Flatbush	11
8	1173 Liberty Avenue	\$1,400,000	East New York	4
9	5021 Church Avenue	\$1,200,000	East Flatbush	3

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

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CENTRAL & EAST BROOKLYN Q3 DEVELOPMENT SITE METRICS

5

TRANSACTIONS SOLD

\$19,58M

\$ VOLUME SOLD

82,260

BUILDABLE SF SOLD



1092 ROGERS AVE



441-451 REMSEN AVE



1149 UTICA AVE



1447 SUTTER AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1092 Rogers Avenue	\$5,485,000	Flatbush	30,000
2	441-451 Remsen Avenue	\$5,485,000	East Flatbush	14,260
3	1149 Utica Avenue	\$5,485,000	East Flatbush	14,000
4	1447 Sutter Avenue	\$1,565,000	East New York	12,000
5	104 East 53rd Street & 04622-0018	\$1,560,000	East Flatbush	12000

*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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Q3 2024 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD
+260% YoY

\$55,13M

\$ VOLUME SOLD
+274% YoY

138

UNITS SOLD
+60% YoY

82,26

BUILDABLE SF SOLD
+100% YoY

PRICE ANALYSIS BY TERRITORY

PLG & CROWN HEIGHTS SOUTH & PROSPECT PARK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$198 +100% YoY	\$433 -67% YoY	\$0 -1% YoY
\$/UNIT	\$184,343 +100% YoY	\$0 -100% YoY	

FLATBUSH & KENSINGTON

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$0 -100% YoY	\$393 +48% YoY	\$182 +100% YoY
\$/UNIT	\$0 -100% YoY	\$0 -100% YoY	

EAST FLATBUSH

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$328 +100% YoY	\$293 -39% YoY	\$259 +100% YoY
\$/UNIT	\$289,792 +100% YoY	\$232,562 -33% YoY	

CENTRAL & EAST BROOKLYN

Q3 2024 MARKET MAP



MULTIFAMILY

- 1 347 Lincoln Road
- 2 441 East 52nd Street
- 3 674 Rockaway Parkway
- 4 146 East 19th Street
- 5 1803 Beverley Road
- 6 377 Rutland Road
- 7 81 East 51st Street

MIXED USE

- 8 2511 Atlantic Avenue
- 9 4321 Church Avenue
- 10 4722 Avenue D
- 11 1167 Liberty Avenue
- 12 568 Rogers Avenue
- 13 676 Liberty Avenue
- 14 833-847 Flatbush Avenue
- 15 Avenue
- 16 1173 Liberty Avenue
- 17 5021 Church Avenue

DEVELOPMENT SITES

- 20 1092 Rogers Avenue
- 21 441-451 Remsen Avenue
- 22 1149 Utica Avenue
- 23 1447 Sutter Avenue
- 24 104 East 53rd Street & O4622-0018

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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES