

**NORTH BROOKLYN  
MARKET REPORT**

**Q2 2021**

**IPRG**



154 KENT ST



103 INDIA ST



91 N 4TH ST



117 JEWEL ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	154 Kent Street	\$3,000,000	4	Greenpoint
2	103 India Street	\$2,480,000	5	Greenpoint
3	102 Diamond Street	\$2,475,000	8	Greenpoint
4	207 Richardson Street	\$1,965,000	5	Greenpoint
5	143 North 7th Street	\$1,950,000	8	Williamsburg
6	91 North 4th Street	\$1,875,000	6	Williamsburg
7	261 Devoe Street	\$1,650,000	6	Williamsburg
8	117 Jewel Street	\$1,611,000	4	Greenpoint
9	266 Stagg Street	\$1,550,000	6	Williamsburg
10	340 McGuinness Boulevard	\$1,550,000	6	Greenpoint
11	973 Metropolitan Avenue	\$1,400,000	6	Williamsburg

\* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

\* Zip Codes: 12206, 11211, 11222, 11249

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MULTIFAMILY MARKET METRICS

11

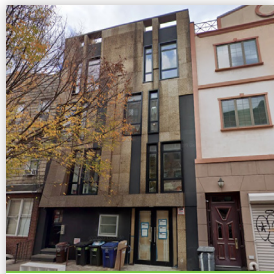
TRANSACTIONS  
SOLD

\$21.51M

\$ VOLUME  
SOLD

64

UNITS  
SOLD



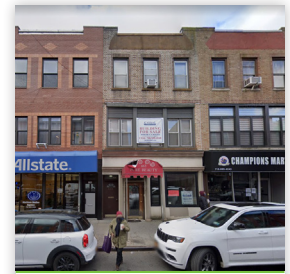
47 WITHERS ST



157 GREEN ST



915 MANHATTAN AVE



663 MANHATTAN AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	47 Withers Street	\$4,085,000	7	Williamsburg
2	157 Green Street	\$2,725,000	7	Greenpoint
3	915 Manhattan Avenue	\$2,500,000	4	Greenpoint
4	663 Manhattan Avenue	\$2,235,000	3	Greenpoint

\* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

\* Zip Codes: 12206, 11211, 11222, 11249

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MIXED-USE MARKET METRICS

4

TRANSACTIONS  
SOLD

\$11.54M

\$ VOLUME  
SOLD

21

UNITS  
SOLD



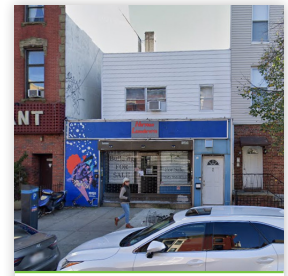
55 N 6TH ST



676-680 LORIMER ST



149 N 9TH ST



84 NORMAN AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	55 North 6th Street	\$4,800,000	7,500	Williamsburg
2	676-680 Lorimer Street	\$4,575,000	13,370	Greenpoint
3	589 Metropolitan Avenue	\$2,300,000	8,600	Williamsburg
4	149 North 9th Street	\$1,700,000	4,000	Williamsburg
5	181 Jackson Street	\$1,700,000	5,000	Williamsburg
6	84 Norman Avenue	\$1,500,000	4,875	Greenpoint

\* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

\* Zip Codes: 12206, 11211, 11222, 11249

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE DEVELOPMENT SITE MARKET METRICS

6

TRANSACTIONS  
SOLD

\$16.58M

\$ VOLUME  
SOLD

43,345

BSF  
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in North Brooklyn



21

# OF TRANSACTIONS

↑+50% YoY



\$49.63M

DOLLAR VOLUME

↓-9% YoY



85

# OF UNITS

↑+29% YoY

WILLIAMSBURG

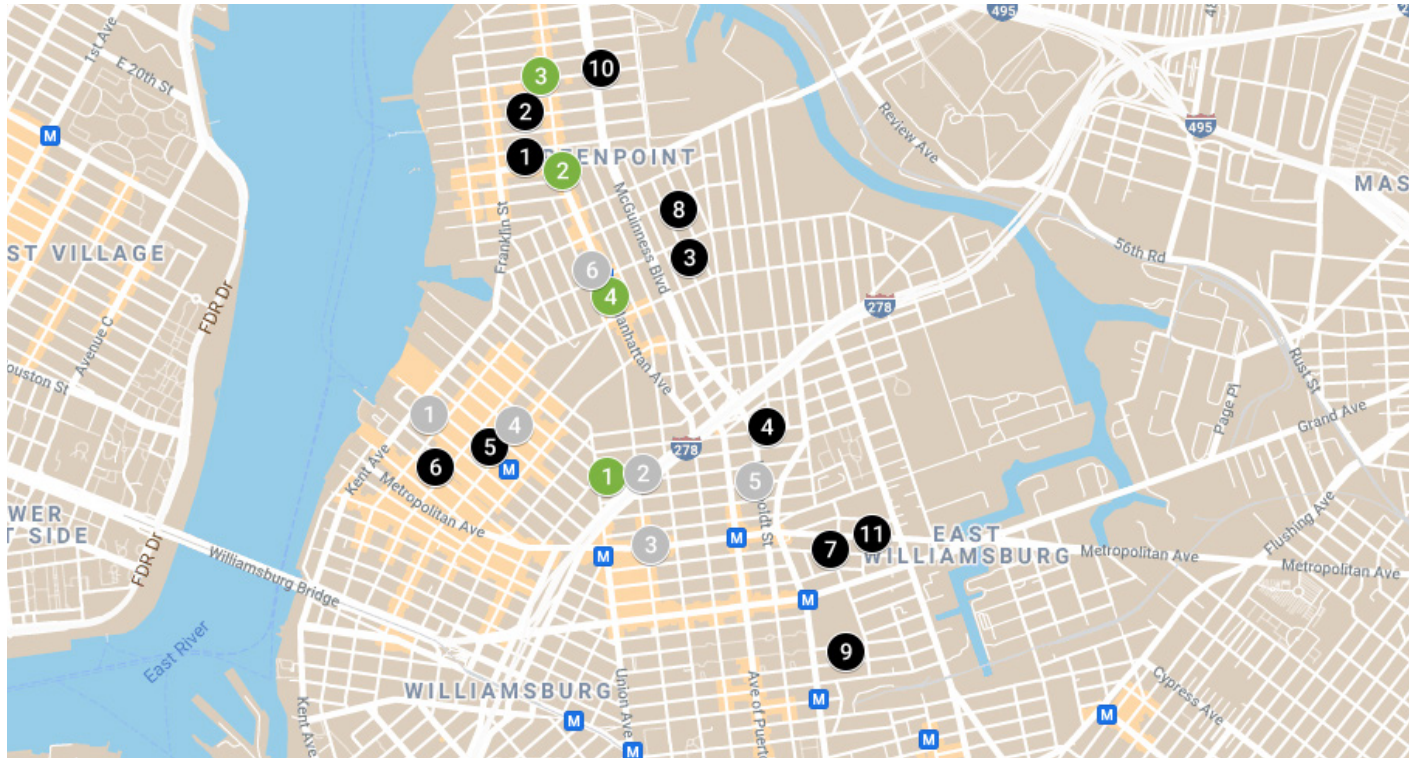
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$358 -57% YoY	\$545 -30% YoY	\$418/BSF -14% YoY
\$/UNIT	\$264,583 -60% YoY	\$583,571 -7% YoY	-

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$517 -38% YoY	\$529 -32% YoY	\$325 -33% YoY
\$/UNIT	\$434,910 -55% YoY	\$586,429 -7% YoY	-

For More Information, Contact:

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- 1 154 Kent Street
- 2 103 India Street
- 3 102 Diamond Street
- 4 207 Richardson Street
- 5 143 North 7th Street
- 6 91 North 4th Street
- 7 261 Devoe Street
- 8 117 Jewel Street
- 9 266 Stagg Street
- 10 340 McGuinness Boulevard
- 11 973 Metropolitan Avenue

- 1 47 Withers Street
- 2 915 Manhattan Avenue
- 3 157 Green Street
- 4 663 Manhattan Avenue

- 1 55 North 6th Street
- 2 676-680 Lorimer Street
- 3 589 Metropolitan Avenue
- 4 149 North 9th Street
- 5 181 Jackson Street
- 6 84 Norman Avenue

## NORTH BROOKLYN TEAM



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**1**

POWERFUL  
TEAM

**650+**

PROPERTIES SOLD

OVER  
**\$2B**

TOTAL SALES



**INVESTMENT PROPERTY REALTY  
GROUP**

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New York, NY 10006



# IPRG

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