

NORTH BROOKLYN MARKET REPORT

OCTOBER 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

NORTH BROOKLYN

NORTH BROOKLYN MONTH 2021 COMPLETE MARKET METRICS

14

TRANSACTIONS SOLD

\$41.61M

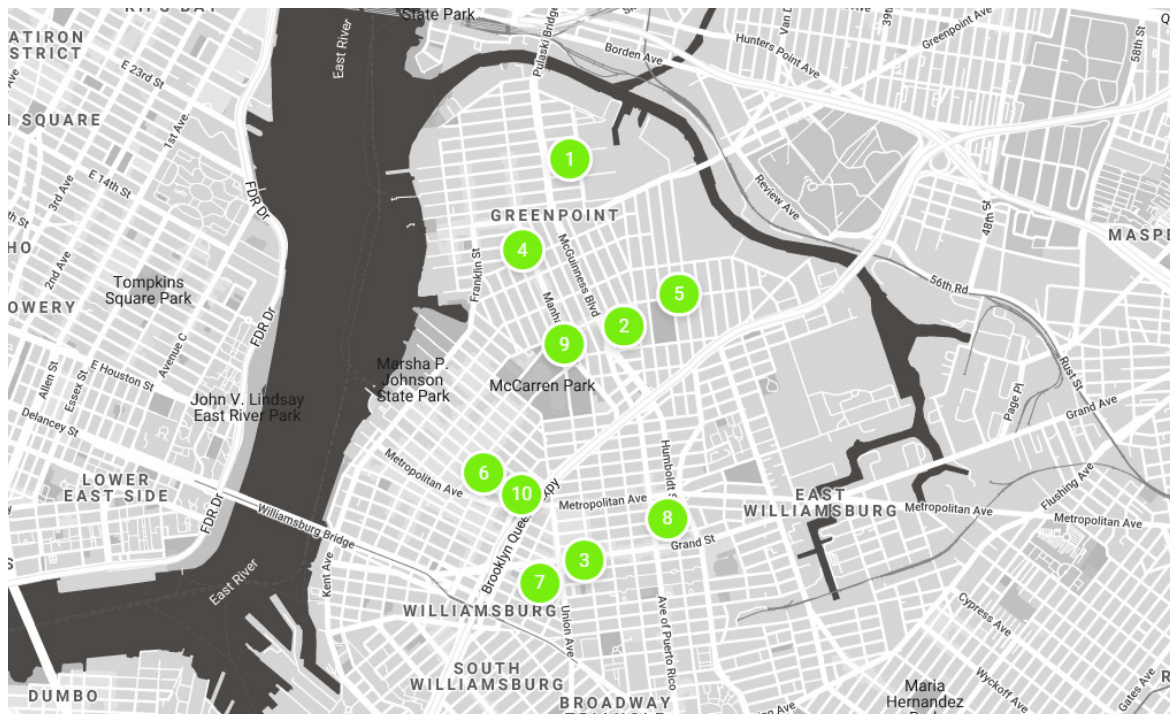
\$ VOLUME SOLD

26

UNITS SOLD

147,329

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	5 Building Package	\$8,000,000	*88,938 BSF	Development
2	47-51 Diamond Street	\$5,100,000	*13,200 BSF	Development
3	566-568 Grand Street	\$5,000,000	*17,250 BSF	Development
4	831 Manhattan Avenue	\$2,700,000	3	Mixed Use
5	247 Nassau Avenue	\$2,650,000	7	Multi-Family
6	216 North 6th Street	\$2,550,000	*5,000 BSF	Development
7	380 South 2nd Street	\$2,400,000	3	Mixed Use
8	271 Ainslie St	\$2,145,000	*5,000 BSF	Development
9	603 Manhattan Avenue	\$2,085,000	*6,900 BSF	Development
10	275 North 6th Street	\$1,950,000	*6,041 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from October 1, 2021 - October 31, 2021

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Williamsburg & Greenpoint

MONTH OVER MONTH

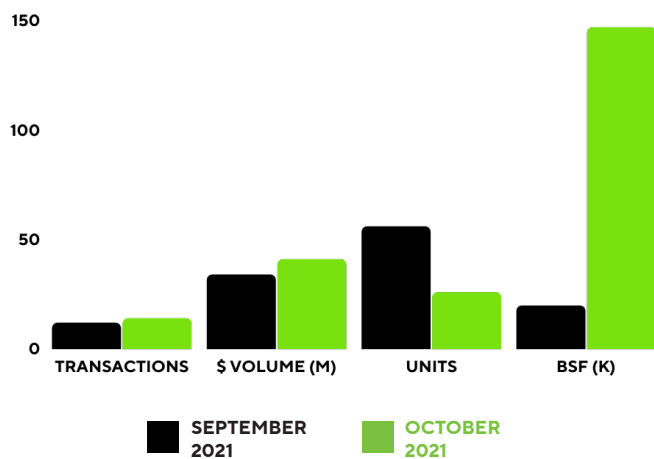
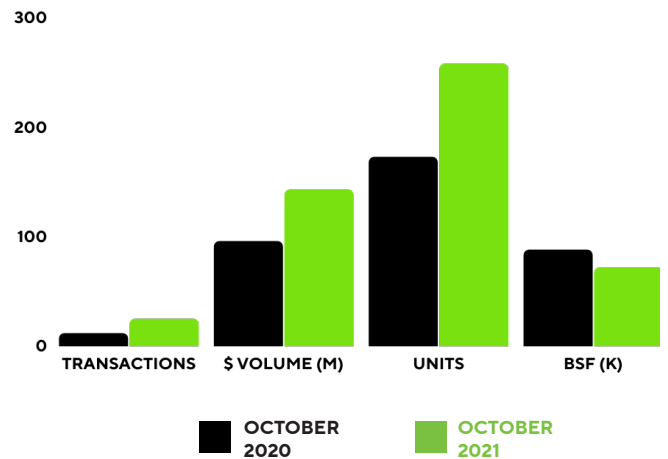
COMPARED TO SEPTEMBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	14	\$41,610,000	26	147,329
SEPTEMBER 2021	12	\$34,613,450	56	20,346
% of CHANGE	↑+17% MoM	↑+20% MoM	↓-54% MoM	↑+624% MoM

YEAR OVER YEAR

COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	14	\$41,610,000	26	147,329
OCTOBER 2020	5	\$11,022,000	19	2,000
% of CHANGE	↑+180% YoY	↑+278% YoY	↑+37% YoY	↑+7266% YoY

MONTH OVER MONTH**YEAR OVER YEAR****Contact the North Brooklyn Team For More Information**

DEREK
BESTREICH
718.360.8801

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

HAKEEM
LECKY
718.360.8835

COREY
HAYNES
718.360.1942

NORTH BROOKLYN TEAM

**DEREK
BESTREICH**

718.360.8802
DBestreich@IPRG.com

**HAKEEM
LECKY**

718.360.8835
HLecky@IPRG.com

**LUKE
SPROVIERO**

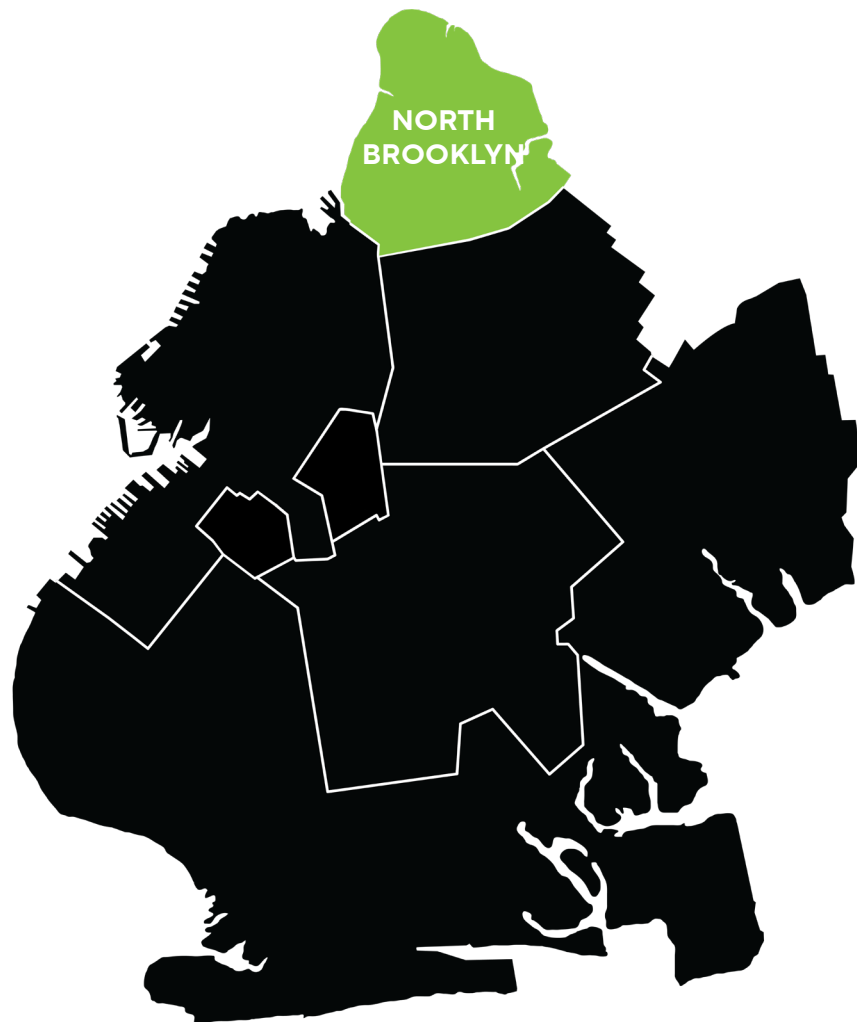
718.360.8803
LSproviero@IPRG.com

**COREY
HAYNES**

718.360.1942
CHaynes@IPRG.com

**DONAL
FLAHERTY**

718.360.8823
DFlaherty@IPRG.com





IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

www.IPRG.com | 718.360.8801

