



NORTH BROOKLYN MARKET REPORT

Q1 2021

IPRG



229 CALYER ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	229 Calyer Street	\$1,300,000	8	Greenpoint

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

* Zip Codes: 12206, 11211, 11222, 11249

* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MULTIFAMILY MARKET METRICS

1

TRANSACTIONS
SOLD

\$1.30M

\$ VOLUME
SOLD

8

UNITS
SOLD

For More Information, Contact:

DEREK BESTREICH LUKE SPROVIERO DONAL FLAHERTY HAKEEM LECKY COREY HAYNES



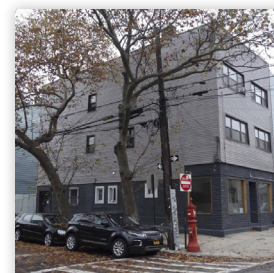
43 FRANKLIN ST



742 DRIGGS AVE



260 BERRY ST



398 MANHATTAN AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	149 Franklin Street	\$4,850,000	7	Greenpoint
2	43 Franklin Street	\$2,900,000	4	Greenpoint
3	742 Driggs Avenue	\$2,230,000	3	Williamsburg
4	260 Berry Street	\$2,100,000	3	Williamsburg
5	398 Manhattan Avenue	\$2,075,000	5	Williamsburg

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

* Zip Codes: 11206, 11211, 11222, 11249

* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MIXED-USE MARKET METRICS

5

TRANSACTIONS
SOLD

\$14.16M

\$ VOLUME
SOLD

22

UNITS
SOLD

For More Information, Contact:

DEREK BESTREICH

718.360.8802

LUKE SPROVIERO

718.360.8803

DONAL FLAHERTY

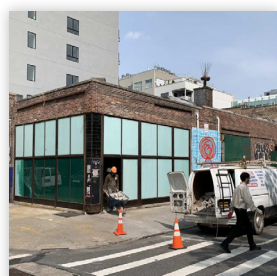
718.360.8823

HAKEEM LECKY

718.360.8835

COREY HAYNES

718.360.1942



166 BERRY ST



31 ORIENT AVE



151 FREEMAN ST



94 HERBERT ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	166 Berry Street	\$31,300,000	16,740	Williamsburg
2	540-542 Graham Avenue	\$4,940,200	9,696	Greenpoint
3	1-7 Withers Street	\$4,500,000	14,640	Williamsburg
4	31 Orient Avenue	\$1,850,000	5,000	Williamsburg
5	151 Freeman Street	\$1,850,000	5,000	Greenpoint
6	94 Herbert Street	\$1,650,000	4,000	Williamsburg
7	228 South 2nd Street	\$1,645,000	4,800	Williamsburg
8	93 McGuinness Boulevard	\$1,522,386	10,000	Greenpoint
9	151 Newel Street	\$1,450,000	5,000	Greenpoint

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

* Zip Codes: 11206, 11211, 11222, 11249

* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE DEVELOPMENT SITE MARKET METRICS

9

TRANSACTIONS
SOLD

\$50.71M

\$ VOLUME
SOLD

74,876

BSF
SOLD

For More Information, Contact:

DEREK BESTREICH

LUKE SPROVIERO

DONAL FLAHERTY

HAKEEM LECKY

COREY HAYNES

YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in North Brooklyn



15

OF TRANSACTIONS

↓ -46% YoY



\$66.16M

DOLLAR VOLUME

↓ -58% YoY



30

OF UNITS

↓ -71% YoY

WILLIAMSBURG

MULTIFAMILY

\$ / SF

NO MULTIFAMILY SALES

MIXED-USE

\$760 +33% YoY

DEVELOPMENT

\$660/BSF +9% YoY

\$ / UNIT

NO MULTIFAMILY SALES

\$619,444 -12% YoY

-

GREENPOINT

MULTIFAMILY

\$ / SF

\$236 -49% YoY

MIXED-USE

\$699 N/A

DEVELOPMENT

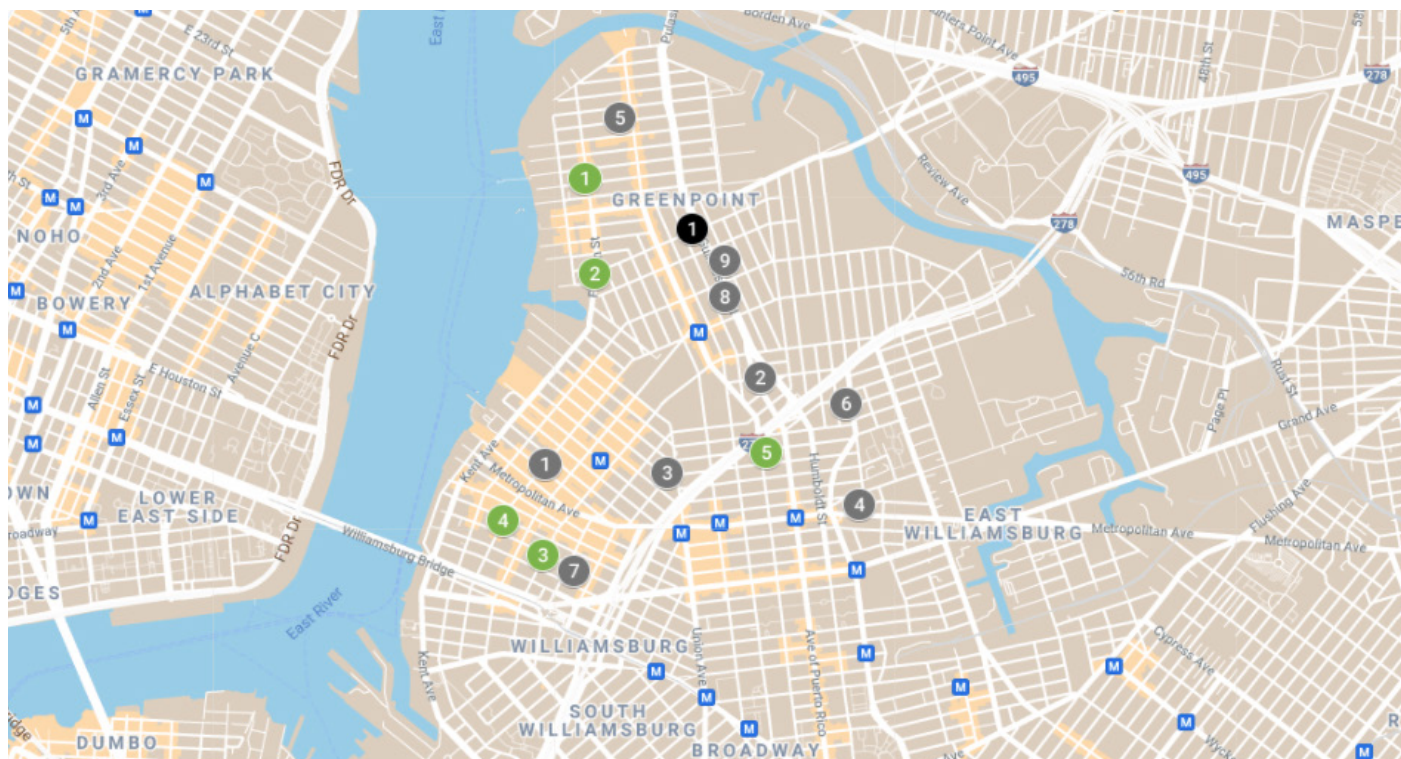
\$330 -3% YoY

\$ / UNIT

\$162,500 -55% YoY

\$708,929 N/A

-

**MULTIFAMILY**

- ❶ 229 Calyer Street

MIXED USE

- ❶ 149 Franklin Street
- ❷ 43 Franklin Street
- ❸ 742 Driggs Avenue
- ❹ 260 Berry Street
- ❺ 398 Manhattan Avenue

DEVELOPMENT SITES

- ❶ 166 Berry Street
- ❷ 540-542 Graham Avenue
- ❸ 1-7 Withers Street
- ❹ 31 Orient Avenue
- ❺ 151 Freeman Street
- ❻ 94 Herbert Street
- ❼ 228 South 2nd Street
- ❽ 93 McGuinness Boulevard
- ❾ 151 Newel Street

NORTH BROOKLYN TEAM



DEREK BESTREICH
718.360.8802
DBestreich@IPRG.com



LUKE SPROVIERO
718.360.8803
LSproviero@IPRG.com



DONAL FLAHERTY
718.360.8823
DFlaherty@IPRG.com



HAKEEM LECKY
718.360.8835
HLecky@IPRG.com



COREY HAYNES
718.360.1942
CHaynes@IPRG.com





1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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Investment Property Realty Group, LLC | 45 Broadway, 29th Fl, New York, NY 10006

