

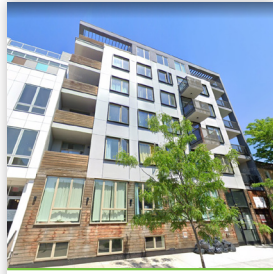


# **NORTH BROOKLYN MARKET REPORT**

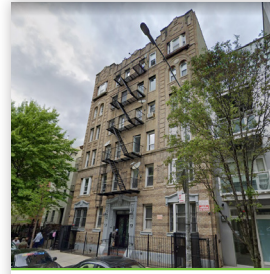
# **Q4 2021**



180 SCHOLES ST



137 BAYARD ST



7 BUILDING PORTFOLIO



390 HOOPER ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	180 Scholes Street	\$18,050,000	34	Williamsburg
2	137 Bayard Street	\$17,800,000	27	Greenpoint
3	7 Building Portfolio	\$11,088,546	34	Williamsburg
4	390 Hooper Street	\$10,550,254	46	Williamsburg
5	387 South 4th Street	\$7,705,584	24	Williamsburg
6	107 North 6th Street	\$7,000,000	4	Williamsburg
7	381 Hooper Street	\$6,577,978	33	Williamsburg
8	364-368 South 1st Street	\$6,406,198	35	Williamsburg
9	175 Skillman Avenue	\$6,175,000	7	Williamsburg
10	108 Calyer Street	\$4,775,000	8	Greenpoint
11	159 Newel Street	\$4,400,000	8	Greenpoint
12	104 India Street	\$3,600,000	8	Greenpoint
13	245 South 3rd Street	\$3,125,000	8	Williamsburg
14	230 Kingsland Avenue	\$3,055,000	6	Greenpoint
15	247 Nassau Avenue	\$2,650,000	7	Greenpoint
16	316 South 4th Street	\$2,450,000	4	Williamsburg
17	106 South 2nd Street	\$2,300,000	4	Williamsburg
18	135 South 1st Street	\$2,250,000	4	Williamsburg
19	195 Meserole Street	\$2,230,000	5	Williamsburg
20	372 Union Avenue	\$2,100,000	6	Williamsburg

#### SELECT SALES ACTIVITY ABOVE

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

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

\* Neighborhoods include: Greenpoint & Williamsburg

#### COMPLETE MULTIFAMILY MARKET METRICS

**23**

TRANSACTIONS  
SOLD

**\$129.05M**

\$ VOLUME  
SOLD

**333**

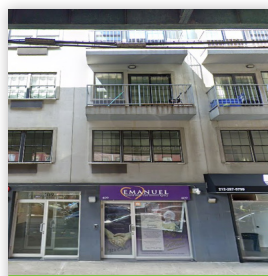
UNITS  
SOLD



200-202 BEDFORD AVE



233 SOUTH 1ST ST



409-413 BROADWAY



304 BOERUM ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	200-202 Bedford Avenue	\$20,500,000	6	Williamsburg
2	233 South 1st Street	\$10,600,180	11	Williamsburg
3	409-413 Broadway	\$10,500,000	20	Williamsburg
4	304 Boerum Street	\$10,000,000	19	Williamsburg
5	319 Hooper Street	\$7,758,883	34	Williamsburg
6	159 South 2nd Street	\$6,600,000	23	Williamsburg
7	354 Graham Avenue	\$3,400,000	6	Williamsburg
8	275 Broadway	\$3,100,000	5	Williamsburg
9	19 Greenpoint Avenue	\$2,999,999	2	Greenpoint
10	640 Manhattan Avenue	\$2,950,000	3	Greenpoint
11	831 Manhattan Avenue	\$2,700,000	3	Greenpoint
12	376 Union Avenue	\$2,650,000	3	Williamsburg
13	380 South 2nd Street	\$2,400,000	3	Williamsburg
14	112 A Nassau Avenue	\$1,800,000	3	Greenpoint
15	152 Meserole Avenue	\$1,700,000	3	Greenpoint
16	126 A Nassau Avenue	\$1,630,000	3	Greenpoint
17	745 Flushing Avenue	\$1,600,000	3	Williamsburg
18	247 Boerum Street	\$1,300,000	2	Williamsburg
19	245 Boerum Street	\$1,000,000	2	Williamsburg

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

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

\* Neighborhoods include: Greenpoint & Williamsburg

### COMPLETE MIXED-USE MARKET METRICS

**19**

TRANSACTIONS  
SOLD

**\$95.19M**

\$ VOLUME  
SOLD

**154**

UNITS  
SOLD



3 BUILDING PORTFOLIO



4 BUILDING PORTFOLIO



47-51 DIAMOND ST



131 KINGSGLAND

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	3 Building Portfolio	\$13,750,000	36,270	Williamsburg
2	4 Building Portfolio	\$8,000,000	88,938	Greenpoint
3	59 Jackson Street	\$6,000,000	12100	Williamsburg
4	47-51 Diamond Street	\$5,100,000	13,200	Williamsburg
5	566-568 Grand Street	\$5,000,000	17,250	Williamsburg
6	209 North 8th Street	\$4,400,000	7500	Williamsburg
7	31-33 Skillman Avenue	\$4,200,000	12,100	Williamsburg
8	73-75 Mc Guinness Boulevard	\$4,195,000	16668	Greenpoint
9	216 North 6th Street	\$2,550,000	5,000	Williamsburg
10	271 Ainslie St	\$2,145,000	5,000	Williamsburg
11	217 Eckford Street	\$2,100,000	5,000	Greenpoint
12	603 Manhattan Avenue	\$2,085,000	6,900	Greenpoint
13	46 India Street	\$1,999,999	5,400	Greenpoint
14	275 North 6th Street	\$1,950,000	6,041	Williamsburg
15	25 Conselyea Street	\$1,930,000	5,000	Williamsburg
16	605 Lorimer Street	\$1,750,000	5,000	Williamsburg
17	131 Kingsland Avenue	\$1,600,000	5,000	Greenpoint
18	673 Driggs Avenue	\$1,350,000	3388	Williamsburg

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

\* Zip Codes: 11206, 11211, 11222, 11249

\* Neighborhoods include: Greenpoint & Williamsburg

### COMPLETE DEVELOPMENT SITE MARKET METRICS

**18**

TRANSACTIONS  
SOLD

**\$70.1M**

\$ VOLUME  
SOLD

**255,755**

BSF  
SOLD

## YEAR OVER YEAR

## COMPARED TO Q4-2020

\*\*Summary of Q4 Transactions in North Brooklyn



60

# OF TRANSACTIONS

↑ +200% YoY



\$294.34M

DOLLAR VOLUME

↑ +239% YoY



487

# OF UNITS

↑ +453% YoY

## WILLIAMSBURG

## MULTIFAMILY

\$ / SF

\$590 -17% YoY

## MIXED-USE

\$623 +42% YoY

## DEVELOPMENT

\$407/BSF +11% YoY

\$ / UNIT

\$509,143 -7% YoY

\$807,702 +61% YoY

-

## GREENPOINT

## MULTIFAMILY

\$ / SF

\$527 +36% YoY

## MIXED-USE

\$710 +9% YoY

## DEVELOPMENT

\$292 +46% YoY

\$ / UNIT

\$443,192 +49% YoY

\$848,889 +5% YoY

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For More Information, Contact:

DEREK BESTREICH

718.360.8802

LUKE SPROVIERO

718.360.8803

DONAL FLAHERTY

718.360.8823

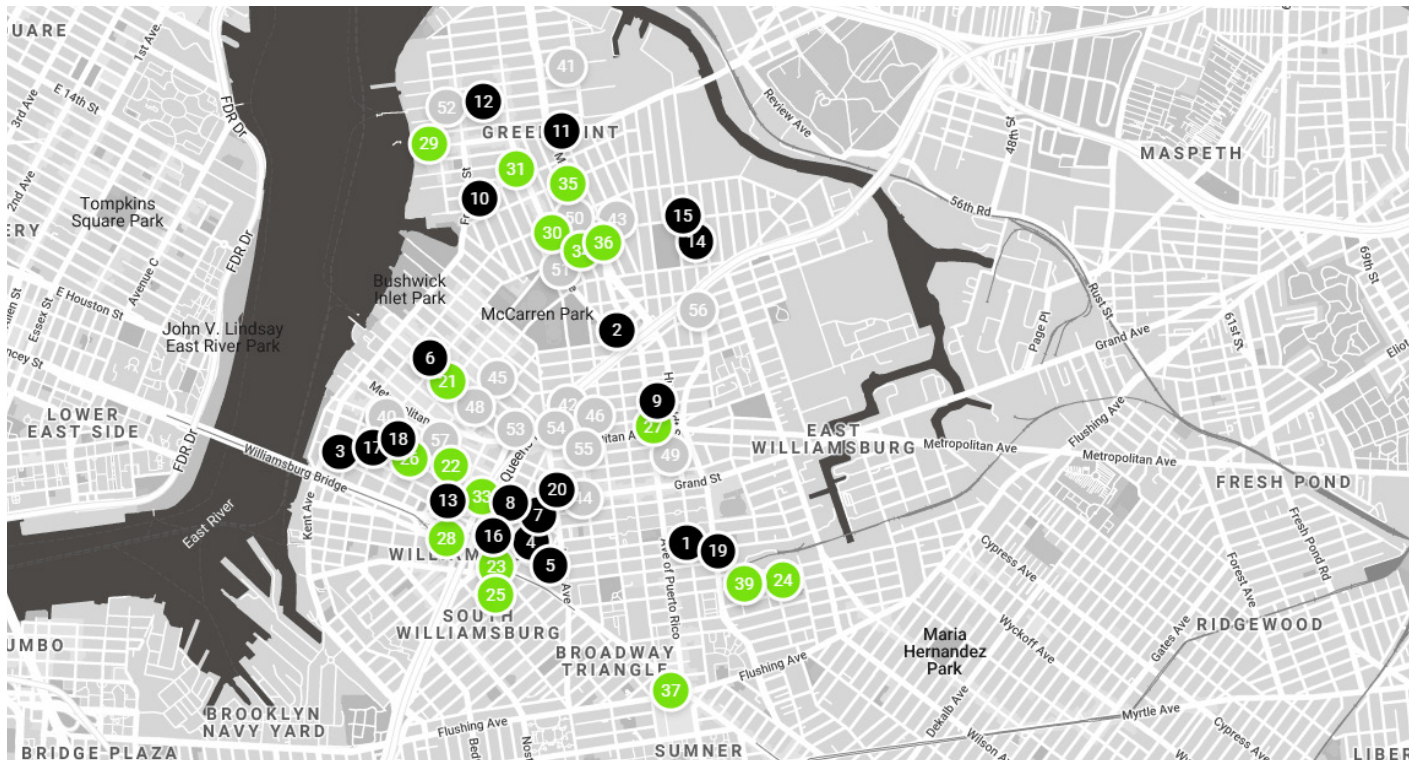
HAKEEM LECKY

718.360.8835

COREY HAYNES

718.360.1942



**MULTIFAMILY**

- ➊ 180 Scholes Street
- ➋ 137 Bayard Street
- ➌ 7 Building Portfolio
- ➍ 390 Hooper Street
- ➎ 387 South 4th Street
- ➏ 107 North 6th Street
- ➐ 381 Hooper Street
- ➑ 364-368 South 1st Street
- ➒ 175 Skillman Avenue
- ➓ 108 Calyer Street
- ➑ 159 Newel Street
- ➒ 104 India Street
- ➓ 245 South 3rd Street
- ➑ 230 Kingsland Avenue
- ➒ 247 Nassau Avenue
- ➓ 316 South 4th Street
- ➑ 106 South 2nd Street
- ➒ 135 South 1st Street
- ➓ 195 Meserole Street
- ➑ 372 Union Avenue

**MIXED USE**

- ➑ 200-202 Bedford Avenue
- ➒ 233 South 1st Street
- ➓ 409-413 Broadway
- ➑ 304 Boerum Street
- ➒ 319 Hooper Street
- ➓ 159 South 2nd Street
- ➑ 354 Graham Avenue
- ➒ 275 Broadway
- ➓ 19 Greenpoint Avenue
- ➑ 640 Manhattan Avenue
- ➒ 831 Manhattan Avenue
- ➓ 376 Union Avenue
- ➑ 380 South 2nd Street
- ➒ 112 A Nassau Avenue
- ➓ 152 Meserole Avenue
- ➑ 126 A Nassau Avenue
- ➒ 745 Flushing Avenue
- ➓ 247 Boerum Street
- ➑ 245 Boerum Street

**DEVELOPMENT SITES**

- ➑ 3 Building Portfolio
- ➒ 4 Building Portfolio
- ➓ 59 Jackson Street
- ➑ 47-51 Diamond Street
- ➒ 566-568 Grand Street
- ➓ 209 North 8th Street
- ➑ 31-33 Skillman Avenue
- ➒ 73-75 Mc Guinness Boulevard
- ➓ 216 North 6th Street
- ➑ 271 Ainslie St
- ➒ 217 Eckford Street
- ➓ 603 Manhattan Avenue
- ➑ 46 India Street
- ➒ 275 North 6th Street
- ➓ 25 Conselyea Street
- ➑ 605 Lorimer Street
- ➒ 131 Kingsland Avenue
- ➓ 673 Driggs Avenue

NORTH BROOKLYN TEAM



**DEREK BESTREICH**

718.360.8802

[DBestreich@IPRG.com](mailto:DBestreich@IPRG.com)



**LUKE SPROVIERO**

718.360.8803

[LSproviero@IPRG.com](mailto:LSproviero@IPRG.com)



**DONAL FLAHERTY**

718.360.8823

[DFlaherty@IPRG.com](mailto:DFlaherty@IPRG.com)



**HAKEEM LECKY**

718.360.8835

[HLecky@IPRG.com](mailto:HLecky@IPRG.com)



**COREY HAYNES**

718.360.1942

[CHaynes@IPRG.com](mailto:CHaynes@IPRG.com)







**1**  
POWERFUL  
TEAM

**700+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES





## NORTH BROOKLYN Q4 2021 REPORT

### THE NORTH BROOKLYN TEAM

**DEREK  
BESTREICH**

718.360.8802

DBestreich@IPRG.com

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**HAKEEM  
LECKY**

718.360.8835

HLecky@IPRG.com

**LUKE  
SPROVIERO**

718.360.8803

LSproviero@IPRG.com

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**COREY  
HAYNES**

718.360.1942

CHaynes@IPRG.com

**DONAL  
FLAHERTY**

718.360.8823

DFlaherty@IPRG.com

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