



**NORTHEAST BROOKLYN  
& QUEENS**

# **MARKET REPORT**

**Q1 2022**

**IPRG**



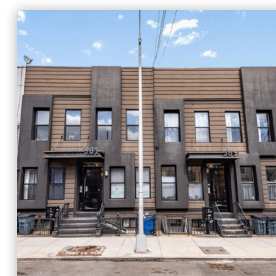
17-25 WOODBINE ST



20-35 GATES AVE



74 BLEECKER ST



581-583 FAIRVIEW AVE

|    | ADDRESS                 | SALE PRICE  | TOTAL UNITS | NEIGHBORHOOD |
|----|-------------------------|-------------|-------------|--------------|
| 1  | 17-25 Woodbine Street   | \$5,050,000 | 24          | Ridgewood    |
| 2  | 20-35 Gates Avenue      | \$4,750,000 | 8           | Ridgewood    |
| 3  | 74 Bleecker Street      | \$4,650,000 | 8           | Bushwick     |
| 4  | 581-583 Fairview Avenue | \$4,425,000 | 8           | Ridgewood    |
| 5  | 1884-1890 Starr Street  | \$4,350,000 | 12          | Ridgewood    |
| 6  | 30 Belvedere Street     | \$4,250,000 | 7           | Bushwick     |
| 7  | 38 Cooper Street        | \$4,000,000 | 16          | Bushwick     |
| 8  | 160 Stuyvesant Avenue   | \$3,728,750 | 8           | Bed-Stuy     |
| 9  | 860 Greene Avenue       | \$3,175,706 | 8           | Bed-Stuy     |
| 10 | 111 Weirfield Street    | \$2,500,000 | 5           | Bushwick     |
| 11 | 20-27 Menahan Street    | \$2,500,000 | 4           | Ridgewood    |
| 12 | 1363 Hancock Street     | \$2,450,000 | 6           | Bushwick     |
| 13 | 746 Lafayette Avenue    | \$2,305,000 | 4           | Bed-Stuy     |
| 14 | 605 Onderdonk Avenue    | \$2,200,000 | 4           | Ridgewood    |
| 15 | 829 Bushwick Avenue     | \$1,999,999 | 5           | Bushwick     |
| 16 | 274 Skillman Street     | \$1,725,000 | 4           | Bed-Stuy     |
| 17 | 20-37 Gates Avenue      | \$1,650,000 | 6           | Ridgewood    |
| 18 | 19-18 Putnam Avenue     | \$1,600,000 | 4           | Ridgewood    |
| 19 | 17-09 Himrod Street     | \$1,450,000 | 6           | Ridgewood    |
| 20 | 17-06 Himrod Street     | \$1,425,000 | 6           | Ridgewood    |

## SELECT SALES ACTIVITY ABOVE

\* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

\* Zip Codes: 111205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

\* Neighborhoods include: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

## COMPLETE MULTIFAMILY MARKET METRICS

31

TRANSACTIONS  
SOLD

\$73.61M

\$ VOLUME  
SOLD

212

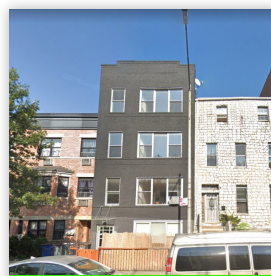
UNITS  
SOLD



248 MENAHAN ST



874 KENT AVE



139 MARCUS GARVEY BLVD



551 GATES AVE

|    | ADDRESS                     | SALE PRICE  | TOTAL UNITS | NEIGHBORHOOD |
|----|-----------------------------|-------------|-------------|--------------|
| 1  | 248 Menahan Street          | \$3,500,000 | 7           | Bushwick     |
| 2  | 874 Kent Avenue             | \$2,581,875 | 3           | Bed-Stuy     |
| 3  | 139 Marcus Garvey Boulevard | \$2,375,000 | 8           | Bed-Stuy     |
| 4  | 551 Gates Avenue            | \$2,325,000 | 6           | Bed-Stuy     |
| 5  | 310 Tompkins Avenue         | \$2,285,000 | 4           | Bed-Stuy     |
| 6  | 1458 Fulton Street          | \$2,050,000 | 4           | Bed-Stuy     |
| 7  | 301 Grove Street            | \$2,000,000 | 7           | Bushwick     |
| 8  | 284 Suydam Street           | \$2,000,000 | 4           | Bushwick     |
| 9  | 431 Dekalb Avenue           | \$1,825,000 | 9           | Bed-Stuy     |
| 10 | 264 Wyckoff Avenue          | \$1,750,000 | 4           | Bushwick     |
| 11 | 16-60 Stephen Street        | \$1,748,000 | 2           | Ridgewood    |
| 12 | 1444 Dekalb Avenue          | \$1,500,000 | 3           | Bushwick     |
| 13 | 1474 Fulton Street          | \$1,450,000 | 3           | Bed-Stuy     |
| 14 | 66-42 Forest Avenue         | \$1,300,000 | 5           | Ridgewood    |
| 15 | 547 Knickerbocker Avenue    | \$1,095,000 | 4           | Bushwick     |

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### COMPLETE MIXED-USE MARKET METRICS

**15**

TRANSACTIONS  
SOLD

**\$29.78M**

\$ VOLUME  
SOLD

**73**

UNITS  
SOLD



16-20 HALSEY ST



1885 ATLANTIC AVE



817 BEDFORD AVE



762-764 MACON ST

|   | ADDRESS              | SALE PRICE   | TOTAL BSF | NEIGHBORHOOD |
|---|----------------------|--------------|-----------|--------------|
| 1 | 16-20 Halsey Street  | \$33,601,602 | 163,700   | Bed-Stuy     |
| 2 | 1885 Atlantic Avenue | \$4,500,000  | 36,976    | Bed-Stuy     |
| 3 | 817 Bedford Avenue   | \$3,000,000  | 7,500     | Bed-Stuy     |
| 4 | 762-764 Macon Street | \$1,775,000  | 10,000    | Bed-Stuy     |
| 5 | 2096 Bergen Street   | \$1,310,000  | 14,076    | Ocean Hill   |
| 6 | 1779 Fulton Street   | \$1,222,000  | 9,719     | Bed-Stuy     |

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## COMPLETE DEVELOPMENT SITE MARKET METRICS

**6**

TRANSACTIONS  
SOLD

**\$45.41M**

\$ VOLUME  
SOLD

**241,971**

BSF  
SOLD

## YEAR OVER YEAR

## COMPARED TO Q1-2021

\*\*Summary of Q1 Transactions in Bedford-Stuyvesant, Bushwick, Ocean Hill, &amp; Ridgewood



52

# OF TRANSACTIONS

↑ +73% YoY



\$148.80M

DOLLAR VOLUME

↑ +103% YoY



285

# OF UNITS

↑ +39% YoY

## BEDFORD-STUYVESANT &amp; OCEAN HILL

|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT       |
|---------|--------------------|--------------------|-------------------|
| \$/SF   | \$492 -2% YoY      | \$491 +39% YoY     | \$187/BSF +1% YoY |
| \$/UNIT | \$388,770 -25% YoY | \$473,552 +26% YoY | N/A               |

## BUSHWICK

|         | MULTIFAMILY       | MIXED-USE         | DEVELOPMENT |
|---------|-------------------|-------------------|-------------|
| \$/SF   | \$547 +28% YoY    | \$379 -18% YoY    | N/A         |
| \$/UNIT | \$400,841 +8% YoY | \$416,161 +7% YoY | N/A         |

## RIDGEWOOD

|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT |
|---------|--------------------|--------------------|-------------|
| \$/SF   | \$421 +54% YoY     | \$459 +12% YoY     | N/A         |
| \$/UNIT | \$333,396 +36% YoY | \$567,000 +24% YoY | N/A         |

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**MULTIFAMILY****MIXED USE****DEVELOPMENT SITES**

- ➊ 17-25 Woodbine Street
- ➋ 20-35 Gates Avenue
- ➌ 74 Bleecker Street
- ➍ 581-583 Fairview Avenue
- ➎ 1884-1890 Starr Street
- ➏ 30 Belvedere Street
- ➐ 38 Cooper Street
- ➑ 160 Stuyvesant Avenue
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- ➓ 817 Bedford Avenue
- ➑ 762-764 Macon Street
- ➒ 2096 Bergen Street
- ➓ 1779 Fulton Street

# NORTHEAST BROOKLYN & QUEENS TEAM



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**1**  
POWERFUL  
TEAM

**700+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES





## NORTHEAST BROOKLYN & QUEENS Q1 2022 REPORT

### THE NORTHEAST BROOKLYN & QUEENS TEAM

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