

An aerial, high-angle photograph of a dense urban area, likely North Brooklyn, showing a mix of high-rise and mid-rise buildings, streets, and green spaces. The image is darkened to serve as a background for the text.

# **NORTH BROOKLYN** **MARKET REPORT**

**Q1 2022**

**IPRG**



4 BUILDING PACKAGE



740-750 GRAND ST



583 LORIMER ST



484 HUMBOLDT ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	4 Building Package	\$31,100,000	47	Williamsburg
2	740-750 Grand Street	\$13,275,000	25	Williamsburg
3	583 Lorimer Street	\$10,800,000	10	Williamsburg
4	484 Humboldt Street	\$8,400,000	21	Williamsburg
5	161 Roebling Street	\$4,850,000	7	Williamsburg
6	38 Newel Street	\$2,620,000	4	Williamsburg
7	137 Rodney Street	\$2,530,238	4	Williamsburg
8	586 Manhattan Avenue	\$2,500,000	6	Greenpoint
9	141 Nassau Avenue	\$1,915,000	6	Greenpoint
10	75 Beadel Street	\$1,725,000	4	Greenpoint
11	147 Conselyea Street	\$1,650,000	8	Williamsburg
12	157 Dupont Street	\$1,015,000	6	Greenpoint

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

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

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MUTLIFAMILY MARKET METRICS

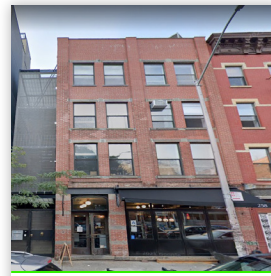
<p><b>12</b></p> <p>TRANSACTIONS SOLD</p>	<p><b>\$82.38M</b></p> <p>\$ VOLUME SOLD</p>	<p><b>148</b></p> <p>UNITS SOLD</p>
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60 NORTH 6TH ST



972 MANHATTAN AVE



258 WYTHE AVE



663 DRIGGS AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	60 North 6th Street	\$25,000,000	6	Williamsburg
2	972 Manhattan Avenue	\$9,600,000	31	Greenpoint
3	258 Wythe Avenue	\$5,800,000	7	Williamsburg
4	663 Driggs Avenue	\$5,350,000	2	Williamsburg
5	303 Bedford Avenue	\$3,100,000	3	Williamsburg
6	358 Broadway	\$3,000,000	8	Williamsburg
7	104 Graham Avenue	\$2,650,000	6	Williamsburg
8	222 Manhattan Avenue	\$2,650,000	5	Williamsburg
9	252 Union Avenue	\$2,400,000	4	Williamsburg
10	642 Lorimer Street	\$2,280,000	5	Williamsburg
11	380 Hooper Street	\$2,000,000	8	Williamsburg
12	123 Meserole Avenue	\$1,885,000	3	Greenpoint
13	201 Nassau Avenue	\$1,700,000	3	Greenpoint
14	161 Division Avenue	\$1,200,000	3	Williamsburg

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

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

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE MIXED-USE MARKET METRICS

14

TRANSACTIONS  
SOLD

\$68.62M

\$ VOLUME  
SOLD

94

UNITS  
SOLD



575 GRAND ST



127 KENT AVE



244 SEIGEL ST



210 GREENPOINT AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	575 Grand Street	\$42,500,000	110,000	Williamsburg
2	127 Kent Avenue	\$20,000,000	15,000	Williamsburg
3	244 Seigel Street	\$10,514,327	37,000	Williamsburg
4	210 Greenpoint Avenue	\$5,600,000	59,800	Greenpoint
5	175-177 Greenpoint Avenue	\$3,625,000	10,000	Greenpoint
6	257-259 Manhattan Avenue	\$3,500,000	6,000	Williamsburg
7	207 North 8th Street	\$2,900,000	6,750	Williamsburg
8	205 Java Street	\$2,625,000	7,500	Greenpoint
9	193 Greenpoint Avenue	\$2,080,000	7,500	Greenpoint
10	368 Leonard Street	\$1,885,000	6,750	Williamsburg
11	128 Woodpoint Road	\$1,580,600	5,346	Williamsburg
12	173 Kingsland Avenue	\$1,350,000	5,000	Greenpoint
13	63 White Street	\$1,300,000	6,600	Williamsburg

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

\* Zip Codes: 11226, 11211, 11222, 11249

\* Neighborhoods include: Greenpoint & Williamsburg

COMPLETE DEVELOPMENT SITE MARKET METRICS

**13**  
TRANSACTIONS  
SOLD

**\$99.46M**  
\$ VOLUME  
SOLD

**283,246**  
BSF  
SOLD



YEAR OVER YEAR

COMPARED TO Q1-2021

\*\*Summary of Q1 Transactions in North Brooklyn



39

# OF TRANSACTIONS

↑ +160% YoY



\$250.46M

DOLLAR VOLUME

↑ +279% YoY



242

# OF UNITS

↑ +707% YoY

WILLIAMSBURG

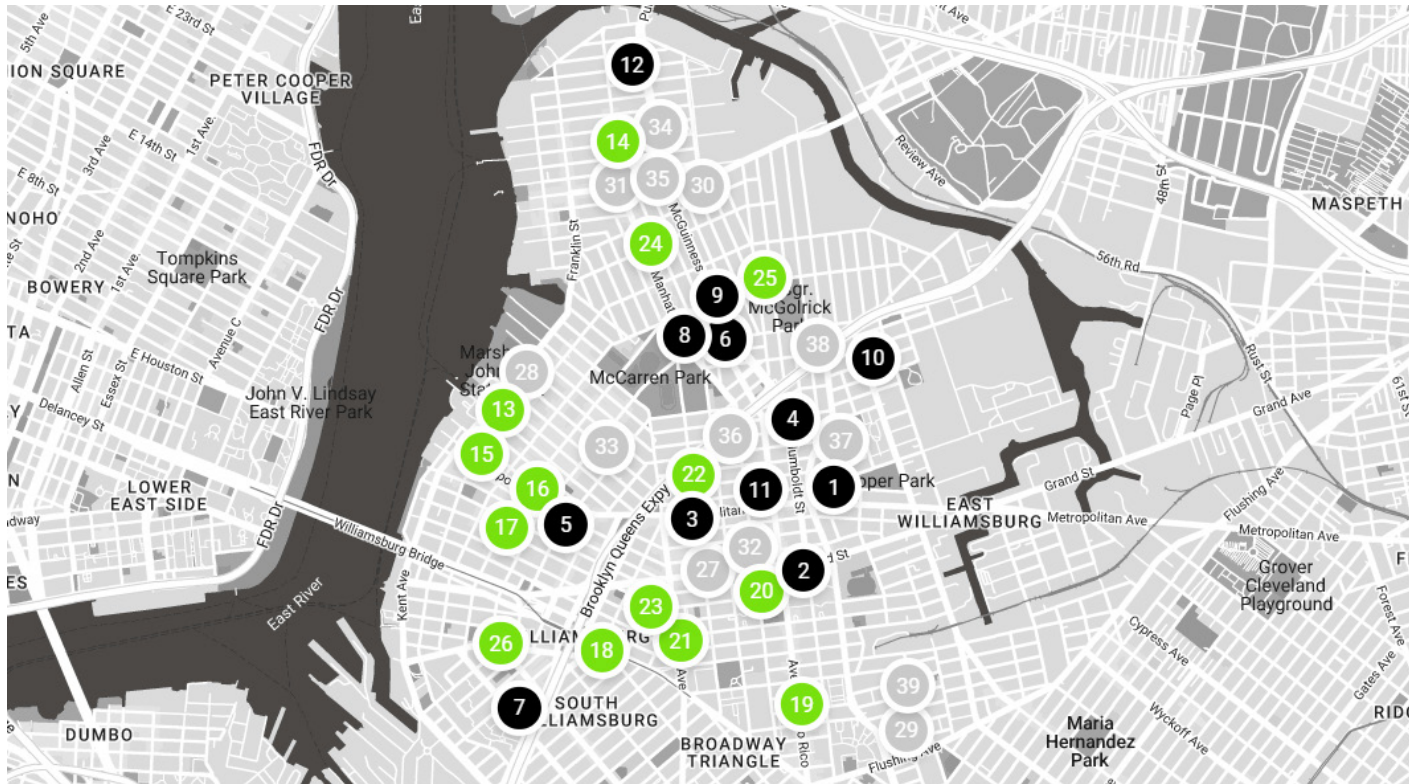
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$631 -12% YoY	\$855 +13% YoY	\$474/BsF +35% YoY
\$/UNIT	\$607,421 +10% YoY	\$1,068,749 +73% YoY	N/A

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$442 +87% YoY	\$585 -16% YoY	\$271 -10% YoY
\$/UNIT	\$334,063 +106% YoY	\$501,559 -29% YoY	N/A

For More Information, Contact:

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- 1 4 Building Package
- 2 740-750 Grand Street
- 3 583 Lorimer Street
- 4 484 Humboldt Street
- 5 161 Roebling Street
- 6 38 Newel Street
- 7 137 Rodney Street
- 8 586 Manhattan Avenue
- 9 141 Nassau Avenue
- 10 75 Beadel Street
- 11 147 Conselyea Street
- 12 157 Dupont Street

- 13 60 North 6th Street
- 14 972 Manhattan Avenue
- 15 258 Wythe Avenue
- 16 663 Driggs Avenue
- 17 303 Bedford Avenue
- 18 358 Broadway
- 19 104 Graham Avenue
- 20 222 Manhattan Avenue
- 21 252 Union Avenue
- 22 642 Lorimer Street
- 23 380 Hooper Street
- 24 123 Meserole Avenue
- 25 201 Nassau Avenue
- 26 161 Division Avenue

- 27 575 Grand Street
- 28 127 Kent Avenue
- 29 244 Seigel Street
- 30 210 Greenpoint Avenue
- 31 175-177 Greenpoint Avenue
- 32 257-259 Manhattan Avenue
- 33 207 North 8th Street
- 34 205 Java Street
- 35 193 Greenpoint Avenue
- 36 368 Leonard Street
- 37 128 Woodpoint Road
- 38 173 Kingsland Avenue
- 39 63 White Street

## NORTH BROOKLYN TEAM



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**1**  
POWERFUL  
TEAM

**700+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES





## NORTH BROOKLYN Q1 2022 REPORT

### THE NORTH BROOKLYN TEAM

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