



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS JULY 2022 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$23.34M

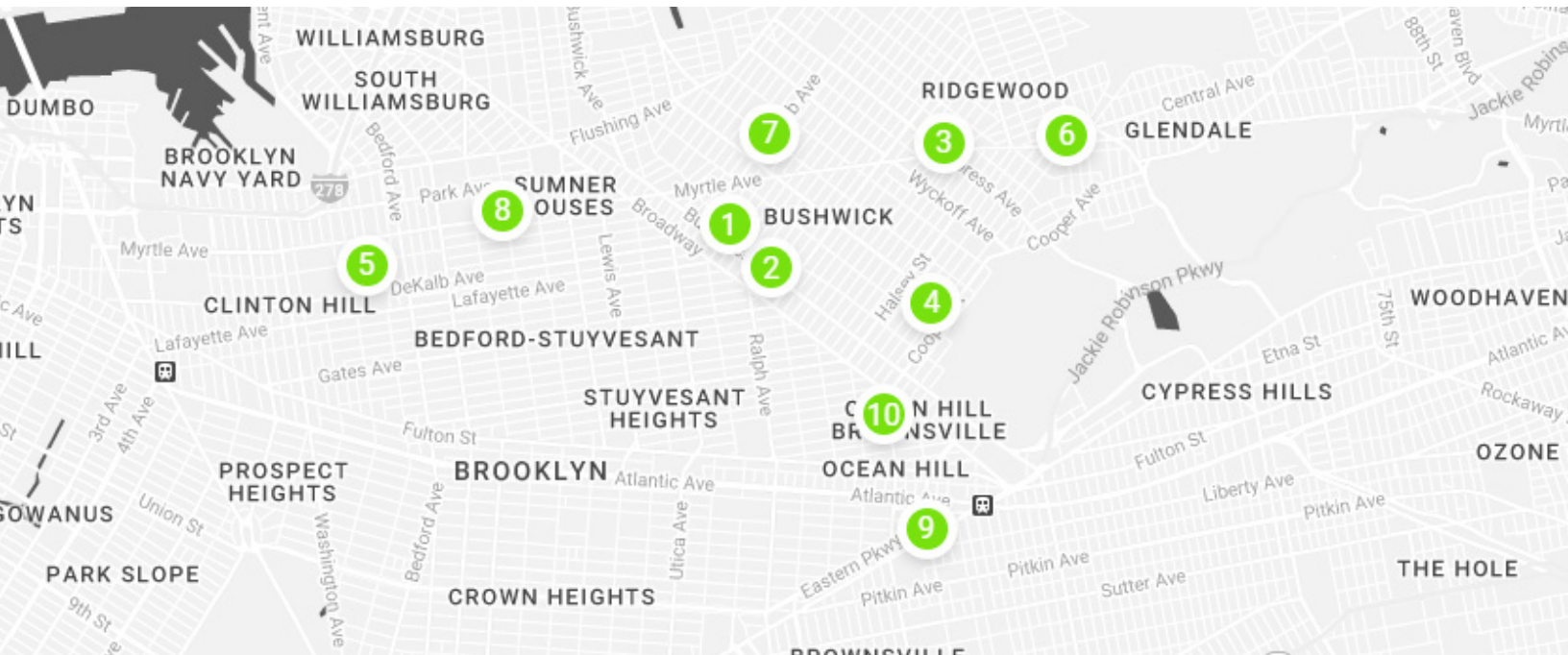
\$ VOLUME SOLD

78

UNITS SOLD

21,260

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	25 Stanhope Street	\$4,000,000	Bushwick	Mixed Use	5
2	59 Grove Street	\$3,350,000	Bushwick	Multi-Family	12
3	1713 Putnam Avenue	\$2,750,000	Ridgewood	Multi-Family	8
4	194-196 Schaefer Street	\$2,400,000	Bushwick	Multi-Family	12
5	296 Willoughby Avenue	\$2,360,000	Bed-Stuy	Mixed Use	9
6	71-12 Fresh Pond Road	\$1,600,000	Ridgewood	Mixed Use	8
7	1483 Dekalb Avenue	\$1,501,560	Bushwick	Multi-Family	5
8	92 Tompkins Avenue	\$1,500,000	Bed-Stuy	Development	*8,820 BSF
9	209 Mother Gaston Boulevard	\$1,450,000	Ocean Hill	Development	*12,440 BSF
10	44 Rockaway Avenue	\$1,325,000	Ocean Hill	Mixed Use	7

SELECT SALES ACTIVITY ABOVE

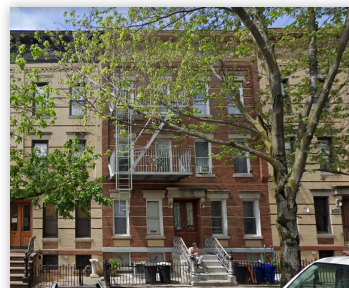
*Development Site / Buildable Square Footage



25 STANHOPE ST



59 GROVE ST



1713 PUTNAM AVE



194-196 SCHAEFER ST

NORTHEAST BROOKLYN & QUEENS

JULY 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2022 - JULY 31, 2022

Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ridgewood, Ocean Hill

MONTH OVER MONTH

COMPARED TO JUNE 2022

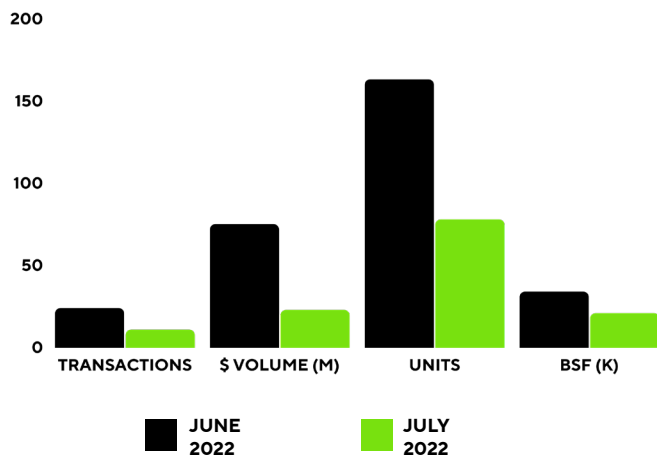
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	24	\$74,683,500	163	34,220
JULY 2022	11	\$23,336,560	78	21,260
% of CHANGE	↓ -54% MoM	↓ -69% MoM	↓ -52% MoM	↓ -38% MoM

YEAR OVER YEAR

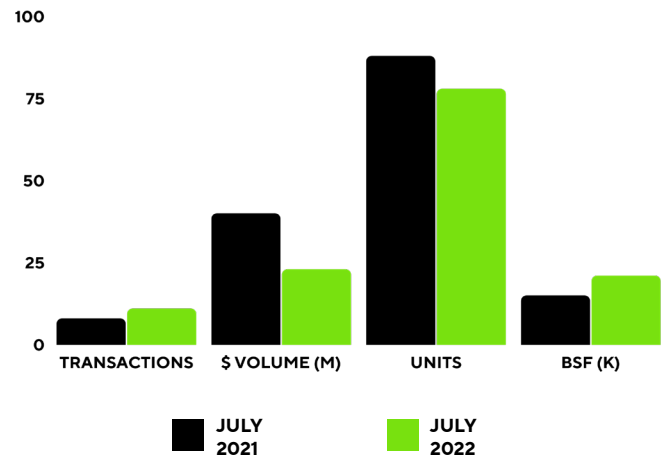
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$39,651,000	88	15,004
JULY 2022	11	\$23,336,560	78	21,260
% of CHANGE	↑ +38% YoY	↓ -41% YoY	↓ -11% YoY	↑ +42% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn & Queens Team For More Information

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