



NORTH BROOKLYN MARKET REPORT

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN AUGUST 2022 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD

\$65.09M

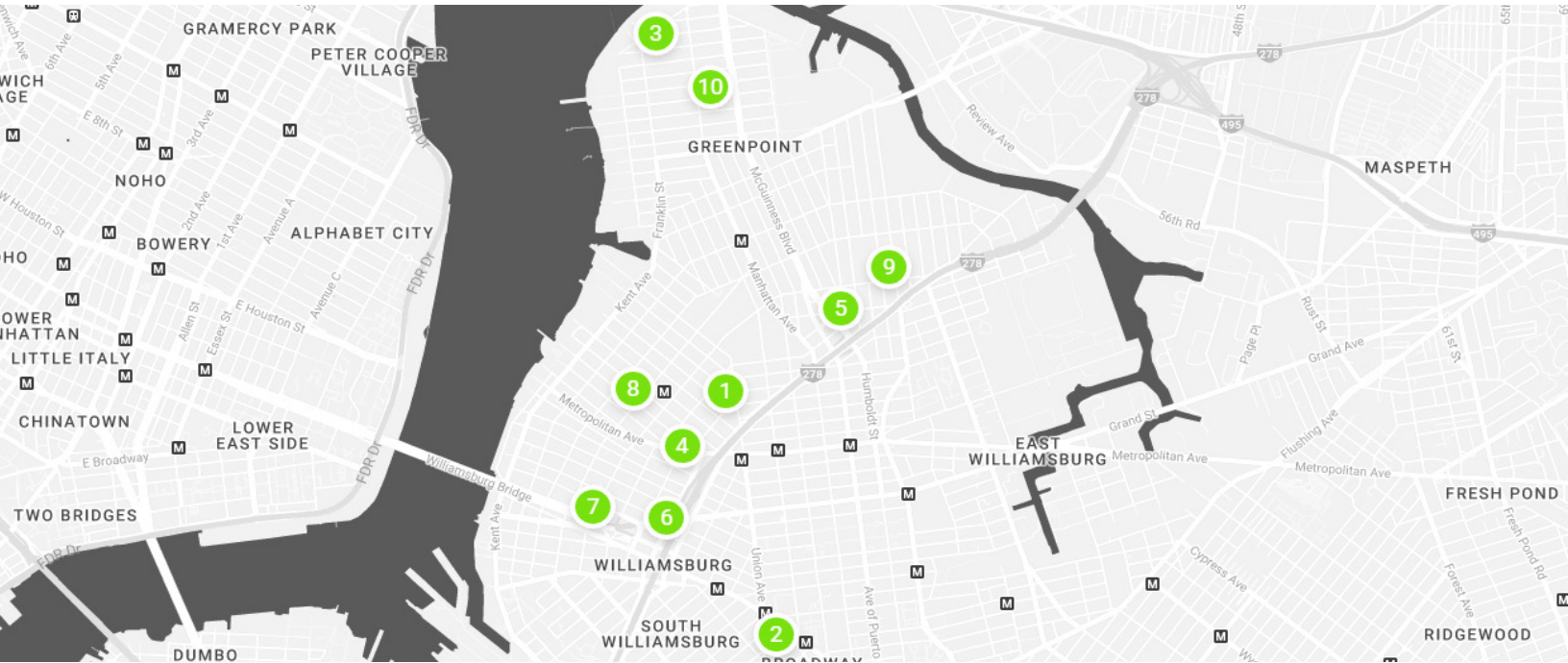
\$ VOLUME SOLD

105

UNITS SOLD

49,953

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	251-253 North 8th Street	\$9,000,000	Williamsburg	Multi-Family	16
2	221 Middleton Street	\$6,300,000	Williamsburg	Development	*13,500 BSF
3	15-17 Clay St & 56 Commercial St	\$5,800,000	Greenpoint	Development	*18,955 BSF
4	236 North 5th Street	\$4,823,987	Williamsburg	Multi-Family	4
5	141 Engert Avenue	\$4,200,000	Greenpoint	Mixed Use	8
6	55 Borinquen Place	\$4,000,000	Williamsburg	Development	*11,250 BSF
7	160-162 South 4th Street	\$3,700,000	Williamsburg	Development	*6,248 BSF
8	168 North 6th Street	\$3,200,000	Williamsburg	Multi-Family	4
9	219 Kingsland Avenue	\$3,150,000	Greenpoint	Multi-Family	16
10	188 Green Street	\$3,000,000	Greenpoint	Multi-Family	6

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



251-253 NORTH 8TH ST



221 MIDDLETON ST



15-17 CLAY ST



236 NORTH 5TH ST

NORTH BROOKLYN

AUGUST 2022 MARKET ANALYSIS

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO JULY 2022

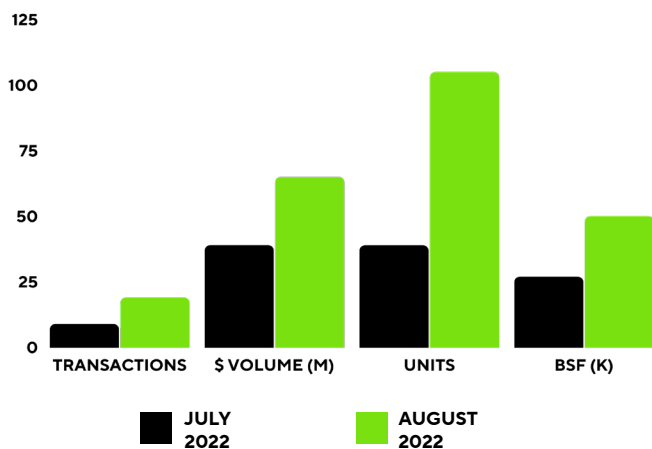
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	9	\$38,585,499	39	27,320
AUGUST 2022	19	\$65,093,987	105	49,953
% of CHANGE	↑+111% MoM	↑+69% MoM	↑+169% MoM	↑+83% MoM

YEAR OVER YEAR

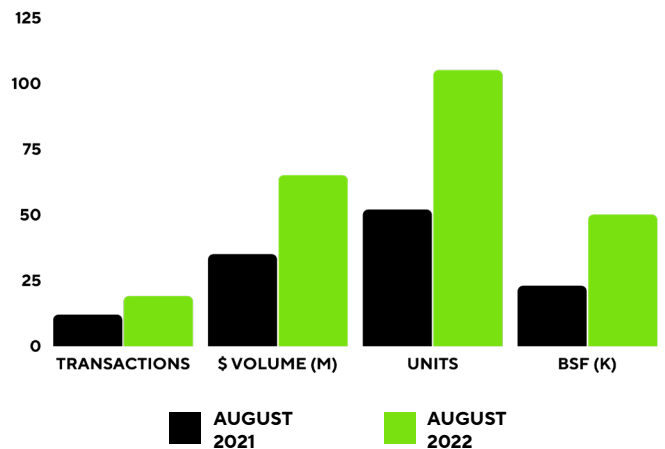
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	12	\$35,390,121	52	23,419
AUGUST 2022	19	\$65,093,987	105	49,953
% of CHANGE	↑+58% YoY	↑+84% YoY	↑+102% YoY	↑+113% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Brooklyn Team For More Information

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NORTH BROOKLYN AUGUST 2022 REPORT

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