



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

Q3 MULTIFAMILY METRICS

37

TRANSACTIONS SOLD

\$114.52M

\$ VOLUME SOLD

297

UNITS SOLD



58 PALMETTO ST



175-177 PALMETTO ST



1125-1133 GREENE AVE



1050 LAFAYETTE AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	58 Palmetto Street	\$15,585,897	Bushwick	27
2	175-177 Palmetto Street	\$11,600,000	Bushwick	16
3	1125-1133 Greene Avenue	\$6,825,000	Bushwick	10
4	1050 Lafayette Avenue	\$5,300,000	Bed-Stuy	16
5	216-218 Macon Street	\$4,750,000	Bed-Stuy	16
6	705 Lafayette Avenue	\$4,500,000	Bed-Stuy	8
7	1137 Willoughby Avenue	\$4,200,000	Bushwick	6
8	475 Hancock Street	\$3,875,000	Bed-Stuy	8
9	321 Malcolm X Boulevard	\$3,785,000	Bed-Stuy	9
10	223 Bainbridge Street	\$3,700,000	Bed-Stuy	9
11	315 Cornelia Street	\$3,693,576	Bushwick	6
12	59 Grove Street	\$3,350,000	Bushwick	12
13	267 Kosciuszko Street	\$3,350,000	Bed-Stuy	4
14	1473 Bushwick Avenue	\$2,865,000	Bushwick	6
15	1713 Putnam Avenue	\$2,750,000	Ridgewood	8
16	376 Woodward Avenue	\$2,500,000	Ridgewood	6
17	263 Stuyvesant Avenue	\$2,450,000	Bed-Stuy	4
18	194-196 Schaefer Street	\$2,400,000	Bushwick	12
19	923 Gates Avenue	\$2,300,000	Bed-Stuy	4
20	19-30 Palmetto Street	\$2,050,000	Ridgewood	6

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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

NORTHEAST BROOKLYN & QUEENS

Q3 MIXED-USE METRICS

12

TRANSACTIONS SOLD

\$23.24M

\$ VOLUME SOLD

64

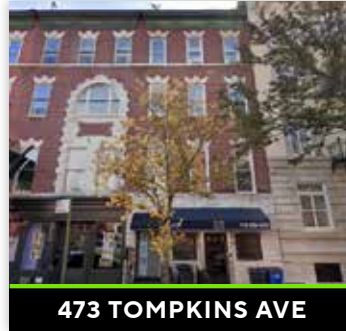
UNITS SOLD



25 STANHOPE ST



296 WILLOUGHBY AVE



473 TOMPKINS AVE



228 SUYDAM ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	25 Stanhope Street	\$4,000,000	Bushwick	5
2	296 Willoughby Avenue	\$2,360,000	Bed-Stuy	9
3	473 Tompkins Avenue	\$2,350,000	Bed-Stuy	4
4	228 Suydam Street	\$2,300,000	Bushwick	5
5	1492 Fulton Street	\$2,000,000	Bed-Stuy	5
6	679 Grandview Avenue	\$1,900,000	Ridgewood	6
7	71-12 Fresh Pond Road	\$1,600,000	Ridgewood	8
8	1155 Bedford Avenue	\$1,450,000	Bed-Stuy	3
9	66-85 Forest Avenue	\$1,450,000	Ridgewood	3
10	44 Rockaway Avenue	\$1,325,000	Ocean Hill	7
11	1780 Broadway	\$1,300,000	Ocean Hill	6
12	1493 Dekalb Avenue	\$1,200,000	Bushwick	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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NORTHEAST BROOKLYN & QUEENS

Q3 DEVELOPMENT SITE METRICS

6

TRANSACTIONS SOLD

\$14.62M

\$ VOLUME SOLD

64,835

BUILDABLE SF SOLD



PART OF 2 BUILDING PKG



211 NOSTRAND AVE



92 TOMPKINS AVE



209 MOTHER GASTON BLVD

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2 Building Package	\$5,164,000	Bed-Stuy	16,480
2	211 Nostrand Avenue	\$4,000,000	Bed-Stuy	16,650
3	92 Tompkins Avenue	\$1,500,000	Bed-Stuy	8,820
4	209 Mother Gaston Boulevard	\$1,450,000	Ocean Hill	12,440
5	292 Gates Avenue	\$1,255,000	Bed-Stuy	4,327
6	366 Harman Street	\$1,250,000	Bushwick	6,118

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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

Q3 2022 COMPLETE MARKET METRICS

55

TRANSACTIONS SOLD

+53% YoY

\$152.38M

\$ VOLUME SOLD

+40% YoY

361

UNITS SOLD

+72% YoY

64,835

BUILDABLE SF SOLD

-32% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$489 -30% YoY	\$359 -20% YoY	\$226/BSF +28% YoY
\$/UNIT	\$460,311 -14% YoY	\$356,501 +111% YoY	N/A

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$530 -4% YoY	\$683 +127% YoY	\$204/BSF -42% YoY
\$/UNIT	\$430,889 +18% YoY	\$553,333 +89% YoY	N/A

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$329 -15% YoY	\$342 +15% YoY	N/A
\$/UNIT	\$266,935 -20% YoY	\$333,333 +17% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 58 Palmetto Street
- 2 175-177 Palmetto Street
- 3 1125-1133 Greene Avenue
- 4 1050 Lafayette Avenue
- 5 216-218 Macon Street
- 6 705 Lafayette Avenue
- 7 1137 Willoughby Avenue
- 8 475 Hancock Street
- 9 321 Malcolm X Boulevard
- 10 223 Bainbridge Street
- 11 315 Cornelia Street
- 12 59 Grove Street
- 13 267 Kosciuszko Street
- 14 1473 Bushwick Avenue
- 15 1713 Putnam Avenue
- 16 376 Woodward Avenue
- 17 263 Stuyvesant Avenue
- 18 194-196 Schaefer Street
- 19 923 Gates Avenue
- 20 19-30 Palmetto Street

MIXED USE

- 21 25 Stanhope Street
- 22 296 Willoughby Avenue
- 23 473 Tompkins Avenue
- 24 228 Suydam Street
- 25 1492 Fulton Street
- 26 679 Grandview Avenue
- 27 71-12 Fresh Pond Road
- 28 1155 Bedford Avenue
- 29 66-85 Forest Avenue
- 30 44 Rockaway Avenue
- 31 1780 Broadway
- 32 1493 Dekalb Avenue

DEVELOPMENT SITES

- 33 2 Building Package
- 34 211 Nostrand Avenue
- 35 92 Tompkins Avenue
- 36 209 Mother Gaston Boulevard
- 37 292 Gates Avenue
- 38 366 Harman Street



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CONTACT THE **NORTHEAST BROOKLYN & QUEENS** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES