



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

Q4 MULTIFAMILY METRICS

27

TRANSACTIONS SOLD

\$66.87M

\$ VOLUME SOLD

175

UNITS SOLD



482 SENECA AVE



820 MARCY AVE



29 BROOKLYN AVE



851 MADISON ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	482 Seneca Avenue	\$13,230,769	Ridgewood	20
2	820 Marcy Avenue	\$5,325,000	Bed-Stuy	6
3	29 Brooklyn Avenue	\$4,600,000	Bed-Stuy	20
4	851 Madison Street	\$3,950,000	Bed-Stuy	7
5	441 Irving Avenue	\$3,765,000	Bushwick	6
6	188 Cooper Street	\$3,550,000	Bushwick	8
7	829 Putnam Avenue	\$2,540,000	Bed-Stuy	4
8	505 Willoughby Avenue	\$2,325,000	Bed-Stuy	4
9	1913 Palmetto Street	\$2,320,000	Ridgewood	4
10	545 Lexington Avenue	\$2,070,000	Bed-Stuy	1
11	1213 Jefferson Avenue	\$1,950,000	Bushwick	3
12	990 Willoughby Avenue	\$1,800,000	Bushwick	5
13	297 Himrod Street	\$1,750,000	Bushwick	6
14	296 Troutman Street	\$1,650,000	Bushwick	4
15	18-77 Greene Avenue	\$1,650,000	Ridgewood	6
16	445 Bleecker Street	\$1,500,000	Ridgewood	10
17	1114 Willoughby Avenue	\$1,400,000	Bushwick	6
18	1871 Gates Avenue	\$1,300,000	Ridgewood	4
19	497 Madison Street	\$1,300,000	Bed-Stuy	5
20	64-41 Catalpa Avenue	\$1,200,000	Ridgewood	6

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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

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

NORTHEAST BROOKLYN & QUEENS

Q4 MIXED-USE METRICS

15

TRANSACTIONS SOLD

\$61.17M

\$ VOLUME SOLD

114

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1520 Fulton Street	\$34,500,000	Bed-Stuy	50
2	684 Central Avenue	\$2,850,000	Bushwick	6
3	6099 70th Avenue	\$2,480,000	Ridgewood	7
4	57-01 Myrtle Avenue	\$2,350,000	Ridgewood	3
5	358 Central Avenue	\$2,100,000	Bushwick	5
6	304A/306/308 Malcolm X Boulevard	\$2,000,000	Bed-Stuy	9
7	499 Dekalb Avenue	\$1,900,000	Bed-Stuy	3
8	601 Seneca Avenue	\$1,881,712	Ridgewood	5
9	501 Dekalb Avenue	\$1,800,000	Bed-Stuy	3
10	503 Dekalb Avenue	\$1,800,000	Bed-Stuy	3
11	190 Throop Avenue	\$1,750,000	Bed-Stuy	6
12	603 Seneca Avenue	\$1,668,288	Ridgewood	5
13	67-14 Fresh Pond Road	\$1,570,000	Ridgewood	3
14	153 Tompkins Avenue	\$1,315,070	Bed-Stuy	3
15	20 Arlington Place	\$1,200,000	Bed-Stuy	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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NORTHEAST BROOKLYN & QUEENS

Q4 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$10.29M

\$ VOLUME SOLD

43,970

BUILDABLE SF SOLD



66-68 STANHOPE ST



583 KNICKERBOCKER



16-23 CODY AVE



222 WALWORTH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	66-68 Stanhope Street	\$3,750,000	Bushwick	13,750
2	583-589 Knickerbocker Avenue	\$3,350,000	Bushwick	16,500
3	16-23 Cody Avenue	\$2,035,000	Ridgewood	9,720
4	222 Walworth Street	\$1,150,000	Bed-Stuy	4,000

*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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

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

Q4 2022 COMPLETE MARKET METRICS

46

TRANSACTIONS SOLD

-29% YoY

\$138.32M

\$ VOLUME SOLD

-42% YoY

289

UNITS SOLD

-44% YoY

43,970

BUILDABLE SF SOLD

-49% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$746 +63% YoY	\$477 -3% YoY	\$288 +30% YoY
\$/UNIT	\$687,786 +70% YoY	\$496,511 +16% YoY	N/A

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$451 0% YoY	\$485 +3% YoY	\$238 N/A
\$/UNIT	\$358,958 -11% YoY	\$447,500 +6% YoY	N/A

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$329 -19% YoY	\$456 +15% YoY	\$209 N/A
\$/UNIT	\$302,301 -3% YoY	\$474,190 +4% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 482 Seneca Avenue
- 2 820 Marcy Avenue
- 3 29 Brooklyn Avenue
- 4 851 Madison Street
- 5 441 Irving Avenue
- 6 188 Cooper Street
- 7 829 Putnam Avenue
- 8 505 Willoughby Avenue
- 9 1913 Palmetto Street
- 10 545 Lexington Avenue
- 11 1213 Jefferson Avenue
- 12 990 Willoughby Avenue
- 13 297 Himrod Street
- 14 296 Troutman Street
- 15 18-77 Greene Avenue
- 16 445 Bleecker Street
- 17 1114 Willoughby Avenue
- 18 1871 Gates Avenue
- 19 497 Madison Street
- 20 64-41 Catalpa Avenue

MIXED USE

- 21 1520 Fulton Street
- 22 684 Central Avenue
- 23 6099 70th Avenue
- 24 57-01 Myrtle Avenue
- 25 358 Central Avenue
- 26 304A/306/308 Malcolm X Boulevard
- 27 499 Dekalb Avenue
- 28 601 Seneca Avenue
- 29 501 Dekalb Avenue
- 30 503 Dekalb Avenue
- 31 190 Throop Avenue
- 33 603 Seneca Avenue
- 33 67-14 Fresh Pond Road
- 34 153 Tompkins Avenue
- 35 20 Arlington Place

DEVELOPMENT SITES

- 36 66-68 Stanhope Street
- 37 583-589 Knickerbocker Avenue
- 38 16-23 Cody Avenue
- 39 222 Walworth Street



NORTHEAST BROOKLYN & QUEENS

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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