



# **NORTH BROOKLYN MARKET REPORT**

**Q3 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH BROOKLYN Q3 MULTIFAMILY METRICS

# 17

TRANSACTIONS SOLD

# \$111.12M

\$ VOLUME SOLD

# 155

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	68-70 Richardson Street & 60 A Lorimer Street	\$21,500,000	Williamsburg	25
2	99 North 4th Street	\$12,000,000	Williamsburg	8
3	725 Metropolitan Avenue	\$9,866,667	Williamsburg	9
4	251-253 North 8th Street	\$9,000,000	Williamsburg	16
5	540 Driggs Avenue	\$8,933,333	Williamsburg	8
6	152 South 4th Street	\$8,846,154	Williamsburg	8
7	183 Ainslie Street	\$8,533,333	Williamsburg	8
8	273 Leonard Street	\$7,692,308	Williamsburg	7
9	236 North 5th Street	\$4,823,987	Williamsburg	4
10	168 North 6th Street	\$3,200,000	Williamsburg	4
11	219 Kingsland Avenue	\$3,150,000	Greenpoint	16
12	188 Green Street	\$3,000,000	Greenpoint	6
13	515 Graham Avenue	\$2,700,000	Greenpoint	6
14	320 Eckford Street	\$2,400,000	Greenpoint	6
15	320 Powers Street	\$2,120,000	Williamsburg	8
16	242 Montrose Avenue	\$1,800,000	Williamsburg	7
17	363 South 4th Street	\$1,550,000	Williamsburg	9

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

# NORTH BROOKLYN

## Q3 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$38.75M

\$ VOLUME SOLD

49

UNITS SOLD



41 SKILLMAN AVE



209 MONTROSE AVE



95 NORTH 6TH ST



141 ENGERT AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	41 Skillman Avenue	\$9,200,000	Williamsburg	8
2	209 Montrose Avenue	\$9,200,000	Williamsburg	10
3	95 North 6th Street	\$5,300,000	Williamsburg	3
4	141 Engert Avenue	\$4,200,000	Greenpoint	8
5	676 Manhattan Avenue	\$3,499,999	Greenpoint	5
6	590 Broadway	\$2,650,000	Williamsburg	5
7	657 Flushing Avenue	\$1,950,000	Williamsburg	4
8	767 Grand Street	\$1,550,000	Williamsburg	3
9	141 Meserole Street	\$1,200,000	Williamsburg	3

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

## NORTH BROOKLYN Q3 DEVELOPMENT SITE METRICS

# 12

TRANSACTIONS SOLD

# \$34.54M

\$ VOLUME SOLD

# 89,167

BUILDABLE SF SOLD



221 MIDDLETON ST



15-17 CLAY ST



55 BORINQUEN PL



160-162 SOUTH 4TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	221 Middleton Street	\$6,300,000	Williamsburg	13,500
2	15-17 Clay Street & 56 Commercial Street	\$5,800,000	Greenpoint	18,955
3	55 Borinquen Place	\$4,000,000	Williamsburg	11,250
4	160-162 South 4th Street	\$3,700,000	Williamsburg	6,248
5	185 Ainslie Street	\$2,600,000	Williamsburg	5,800
6	93 McGuinness Boulevard	\$2,450,000	Greenpoint	10,000
7	78 Meserole Avenue	\$2,085,500	Greenpoint	5,000
8	1005 Lorimer Street	\$1,925,000	Greenpoint	5,000
9	223 Frost Street	\$1,825,000	Williamsburg	5,000
10	5 New Montrose Avenue	\$1,650,000	Williamsburg	4,420
11	68 South 1st Street	\$1,200,000	Williamsburg	1,894
12	871 Metropolitan Avenue	\$1,000,000	Williamsburg	2,100

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg



## Q3 2022 COMPLETE MARKET METRICS

**38**

TRANSACTIONS SOLD  
+23% YoY

**\$184.40M**

\$ VOLUME SOLD  
+85% YoY

**204**

UNITS SOLD  
+32% YoY

**89,167**

BUILDABLE SF SOLD  
+34% YoY

## PRICE ANALYSIS BY TERRITORY

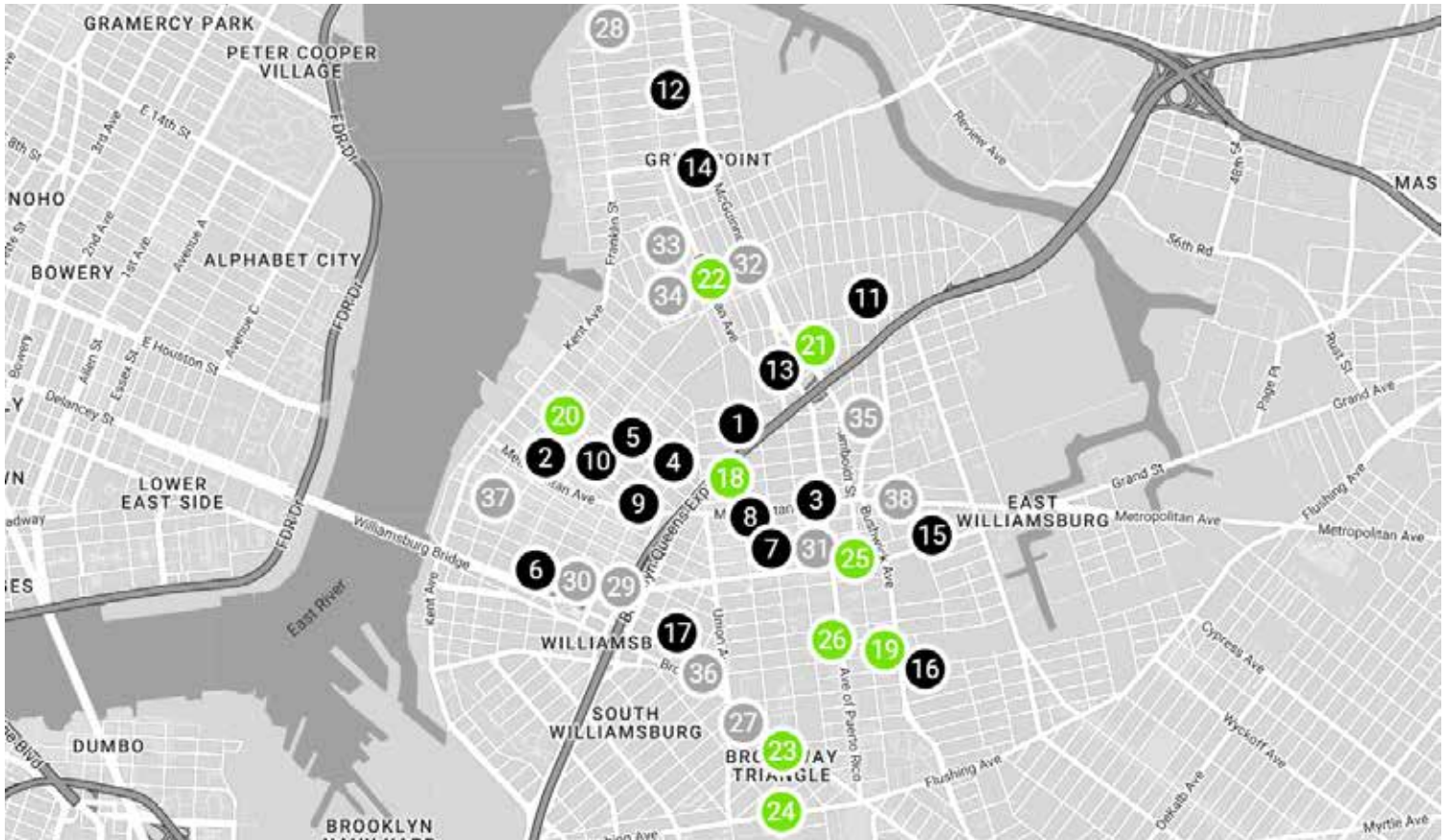
### WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,142 +219% YoY	\$859 +58% YoY	\$464 +11% YoY
\$/UNIT	\$854,397 +223% YoY	\$824,405 +41% YoY	N/A

### GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$534 +3% YoY	\$707 -9% YoY	\$338 +4% YoY
\$/UNIT	\$386,719 -11% YoY	\$612,500 -3% YoY	N/A

\*Development Site / Buildable Square Footage



### MULTIFAMILY

- 1 68-70 Richardson Street & 60 A Lorimer Street
- 2 99 North 4th Street
- 3 725 Metropolitan Avenue
- 4 251-253 North 8th Street
- 5 540 Driggs Avenue
- 6 152 South 4th Street
- 7 183 Ainslie Street
- 8 273 Leonard Street
- 9 236 North 5th Street
- 10 168 North 6th Street
- 11 219 Kingsland Avenue
- 12 188 Green Street
- 13 515 Graham Avenue
- 14 320 Eckford Street
- 15 320 Powers Street
- 16 242 Montrose Avenue
- 17 363 South 4th Street

### MIXED USE

- 18 41 Skillman Avenue
- 19 209 Montrose Avenue
- 20 95 North 6th Street
- 21 141 Engert Avenue
- 22 676 Manhattan Avenue
- 23 590 Broadway
- 24 657 Flushing Avenue
- 25 767 Grand Street
- 26 141 Meserole Street

### DEVELOPMENT SITES

- 27 221 Middleton Street
- 28 15-17 Clay Street + 56 Commercial Street
- 29 55 Borinquen Place
- 30 160-162 South 4th Street
- 31 185 Ainslie Street
- 32 93 McGuinness Boulevard
- 33 78 Meserole Avenue
- 34 1005 Lorimer Street
- 35 223 Frost Street
- 36 5 New Montrose Avenue
- 37 68 South 1st Street
- 38 871 Metropolitan Avenue

**CONTACT THE NORTH BROOKLYN TEAM FOR MORE INFORMATION**

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**