



NORTH BROOKLYN MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q4 MULTIFAMILY METRICS

12

TRANSACTIONS SOLD

\$68.86M

\$ VOLUME SOLD

125

UNITS SOLD



225 NORTH 9TH ST



83 ROEBLING ST



96 BEDFORD AVE



99 NORTH 7TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	225 North 9th Street	\$20,590,816	Williamsburg	34
2	83 Roebling Street	\$10,500,000	Williamsburg	31
3	96 Bedford Avenue	\$9,076,923	Williamsburg	8
4	99 North 7th Street	\$7,490,109	Williamsburg	7
5	143 Noble Street	\$5,810,000	Greenpoint	4
6	101 Greenpoint Avenue	\$3,295,000	Greenpoint	8
7	372 Manhattan Avenue	\$2,480,000	Williamsburg	3
8	146 Ross Street	\$2,120,000	Williamsburg	4
9	76 Meserole Avenue	\$2,000,000	Greenpoint	3
10	139 Montrose Avenue	\$1,999,900	Williamsburg	7
11	67 Sutton Street	\$1,850,000	Greenpoint	8
12	151 Newton Street	\$1,650,000	Greenpoint	8

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q4 MIXED-USE METRICS

16

TRANSACTIONS SOLD

\$81.41M

\$ VOLUME SOLD

112

UNITS SOLD



232-236 NORTH 12TH ST



555 GRAND ST



183 BEDFORD AVE



65 ROEBLING ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	232-236 North 12th Street	\$21,775,000	Williamsburg	12
2	555 Grand Street	\$9,615,385	Williamsburg	12
3	183 Bedford Avenue	\$8,500,000	Williamsburg	5
4	65 Roebling Street	\$7,000,000	Williamsburg	27
5	285 Graham Avenue	\$5,500,000	Williamsburg	6
6	276 Grand Street	\$4,500,000	Williamsburg	5
7	880 Manhattan Avenue	\$3,275,000	Greenpoint	4
8	233 South 3rd Street	\$3,250,000	Williamsburg	9
9	14 Bedford Avenue	\$3,200,000	Greenpoint	3
10	158 Noble Street	\$2,775,000	Greenpoint	4
11	451 Graham Avenue	\$2,750,000	Williamsburg	4
12	985 Metropolitan Avenue	\$2,200,000	Williamsburg	5
13	58 Graham Avenue	\$2,038,000	Williamsburg	6
14	342 Leonard Street	\$2,000,000	Williamsburg	4
15	464 Humboldt Street	\$1,890,000	Williamsburg	2
16	649 Grand Street	\$1,142,460	Williamsburg	4

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN Q4 DEVELOPMENT SITE METRICS

10

TRANSACTIONS SOLD

\$64.33M

\$ VOLUME SOLD

88,697

BUILDABLE SF SOLD



494 MANHATTAN AVE



5-7 WITHERS ST



28 HERBERT ST



438 UNION AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	494 Manhattan Avenue	\$24,375,000	Greenpoint	15,840
2	5-7 Withers Street	\$12,201,000	Williamsburg	14,700
3	28 Herbert Street	\$8,040,000	Williamsburg	15,077
4	438 Union Avenue	\$5,427,730	Williamsburg	10,700
5	85-89 South 6th Street	\$3,250,000	Williamsburg	6,675
6	334 Bedford Avenue	\$3,050,000	Williamsburg	5,491
7	222 North 8th Street	\$2,390,000	Williamsburg	6,000
8	344 Lorimer Street	\$2,175,000	Williamsburg	4,950
9	101 South 2nd Street & 274 Berry Street	\$2,100,000	Williamsburg	4,264
10	686 Leonard Street	\$1,325,000	Greenpoint	5,000

*Development Site / Buildable Square Footage

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

Q4 2022 COMPLETE MARKET METRICS

38

TRANSACTIONS SOLD
 -37% YoY

\$214.61M

\$ VOLUME SOLD
 -27% YoY

237

UNITS SOLD
 -52% YoY

88,697

BUILDABLE SF SOLD
 -65% YoY

PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$797 +35% YoY	\$752 +21% YoY	\$530 +30% YoY
\$/UNIT	\$684,474 +34% YoY	\$765,437 -5% YoY	N/A

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$563 +7% YoY	\$918 +29% YoY	\$902 +209% YoY
\$/UNIT	\$593,708 +34% YoY	\$859,722 +1% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- ❶ 225 North 9th Street
- ❷ 83 Roebling Street
- ❸ 96 Bedford Avenue
- ❹ 99 North 7th Street
- ❺ 143 Noble Street
- ❻ 101 Greenpoint Avenue
- ❼ 372 Manhattan Avenue
- ❽ 146 Ross Street
- ❾ 76 Meserole Avenue
- ❿ 139 Montrose Avenue
- ⓫ 67 Sutton Street
- ⓬ 151 Newton Street

MIXED USE

- ❿ 232-236 North 12th Street
- ⓭ 555 Grand Street
- ⓮ 183 Bedford Avenue
- ⓯ 65 Roebling Street
- ⓰ 285 Graham Avenue
- ⓱ 276 Grand Street
- ⓲ 880 Manhattan Avenue
- ⓳ 233 South 3rd Street
- ⓴ 14 Bedford Avenue
- ⓵ 158 Noble Street
- ⓶ 451 Graham Avenue
- ⓷ 985 Metropolitan Avenue
- ⓸ 58 Graham Avenue
- ⓹ 342 Leonard Street
- ⓺ 464 Humboldt Street
- ⓻ 649 Grand Street

DEVELOPMENT SITES

- ⓼ 494 Manhattan Avenue
- ⓽ 5-7 Withers Street
- ⓾ 28 Herbert Street
- ⓿ 438 Union Avenue
- ⓿ 85-89 South 6th Street
- ⓿ 334 Bedford Avenue
- ⓿ 222 North 8th Street
- ⓿ 344 Lorimer Street
- ⓿ 101 South 2nd Street & 274 Berry Street
- ⓿ 686 Leonard Street



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

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POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES