

An aerial, grayscale photograph of a city skyline. In the foreground, a large, multi-story building with a prominent central tower and many windows is visible. The background shows a dense urban landscape with various other buildings and structures, including a tall, thin tower in the distance. The sky is clear and light-colored.

NORTHEAST BROOKLYN & QUEENS MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS OCTOBER 2022 COMPLETE MARKET METRICS

20

TRANSACTIONS SOLD

\$75.24M

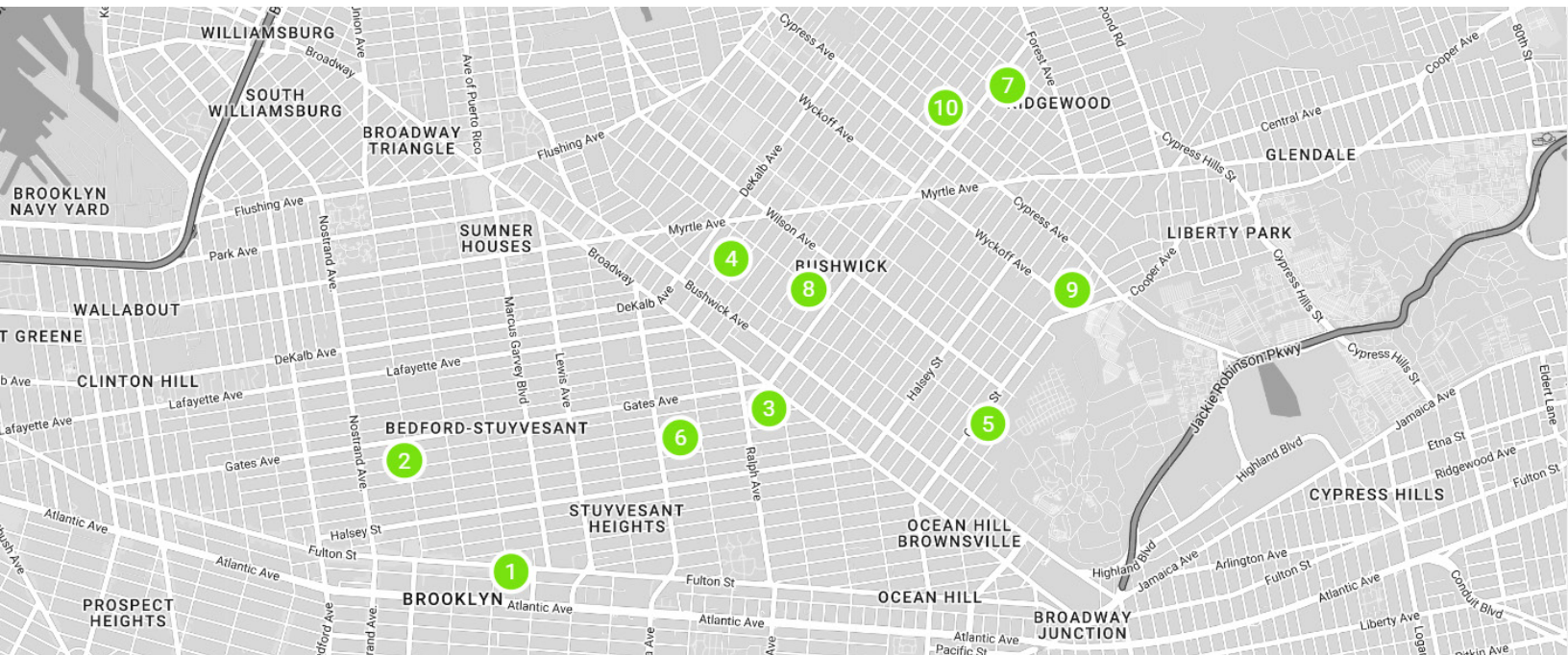
\$ VOLUME SOLD

137

UNITS SOLD

23,470

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1520 Fulton Street	\$34,500,000	Bed-Stuy	Mixed Use	50
2	820 Marcy Avenue	\$5,325,000	Bed-Stuy	Multi-Family	6
3	851 Madison Street	\$3,950,000	Bed-Stuy	Multi-Family	7
4	66-68 Stanhope Street	\$3,750,000	Bushwick	Development	*13,750 BSF
5	684 Central Avenue	\$2,850,000	Bushwick	Mixed Use	6
6	829 Putnam Avenue	\$2,540,000	Bed-Stuy	Multi-Family	4
7	1913 Palmetto Street	\$2,320,000	Ridgewood	Multi-Family	4
8	358 Central Avenue	\$2,100,000	Bushwick	Mixed Use	5
9	16-23 Cody Avenue	\$2,035,000	Ridgewood	Development	*9,720 BSF
10	601 Seneca Avenue	\$1,881,712	Ridgewood	Mixed Use	5

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



1520 FULTON ST



820 MARCY AVE



851 MADISON ST



66-68 STANHOPE ST

NORTHEAST BROOKLYN & QUEENS

OCTOBER 2022 MARKET ANALYSIS

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

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

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2022

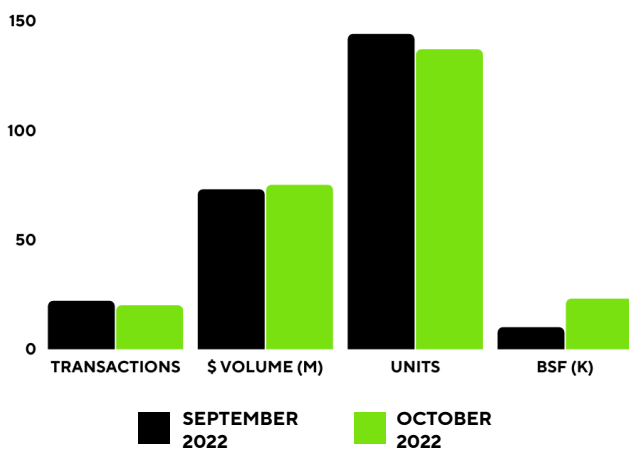
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	22	\$73,169,473	144	10,445
OCTOBER 2022	20	\$75,235,070	137	23,470
% of CHANGE	↓ -9% MoM	↑ +3% MoM	↓ -5% MoM	↑ +125% MoM

YEAR OVER YEAR

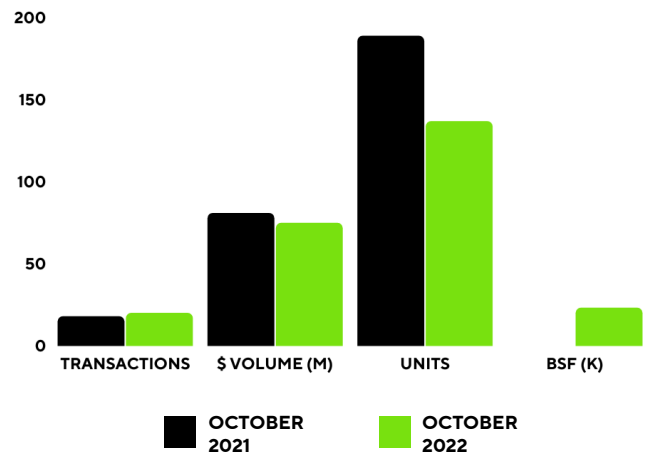
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	18	\$81,179,379	189	0
OCTOBER 2022	20	\$75,235,070	137	23,470
% of CHANGE	↑ +11% YoY	↓ -7% YoY	↓ -28% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn & Queens Team For More Information

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NORTHEAST BROOKLYN & QUEENS OCTOBER 2022 REPORT

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