



NORTH BROOKLYN MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN OCTOBER 2022 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$56.41M

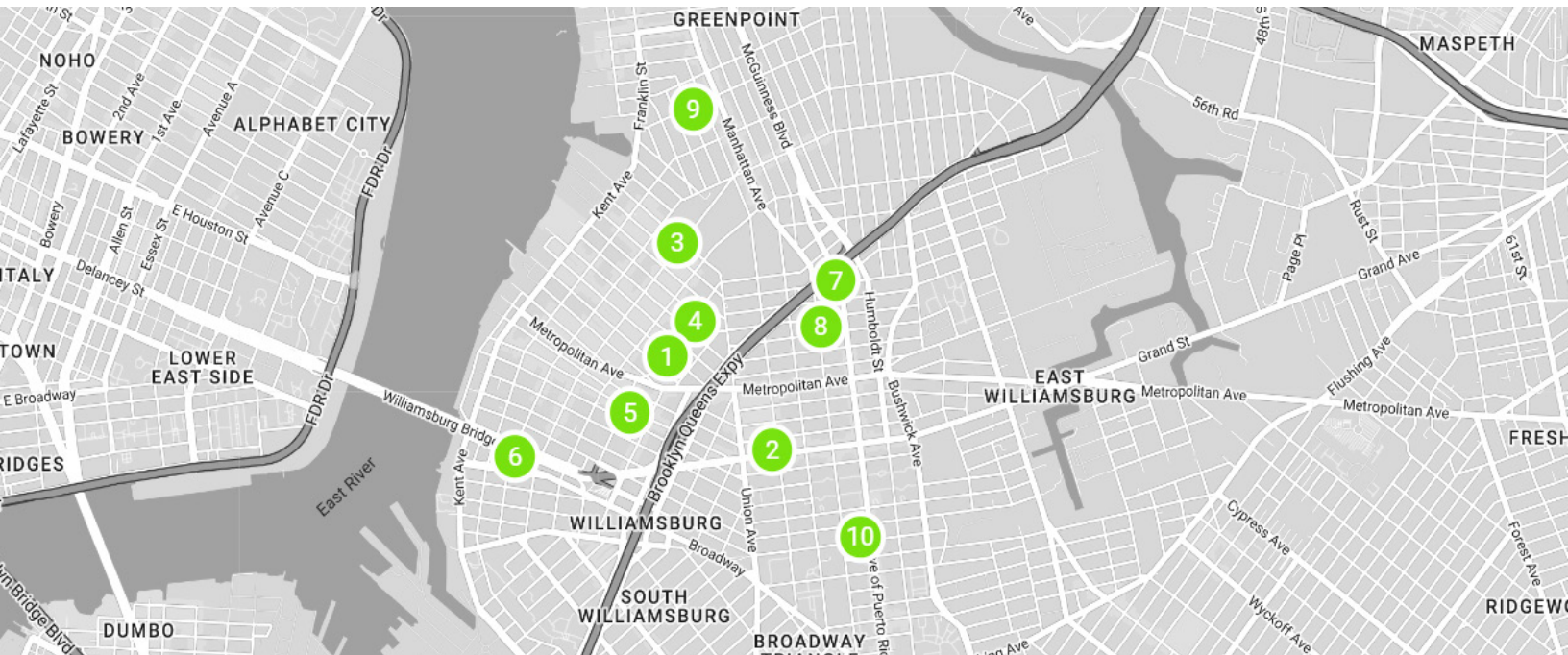
\$ VOLUME SOLD

104

UNITS SOLD

10,939

BUILDABLE SF SOLD



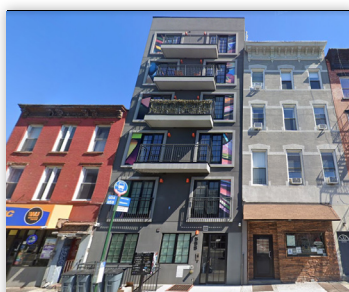
	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	83 Roebling Street	\$10,500,000	Williamsburg	Multi-Family	31
2	555 Grand Street	\$9,615,385	Williamsburg	Mixed Use	12
3	96 Bedford Avenue	\$9,076,923	Williamsburg	Multi-Family	8
4	65 Roebling Street	\$7,000,000	Williamsburg	Mixed Use	27
5	276 Grand Street	\$4,500,000	Williamsburg	Mixed Use	5
6	85-89 South 6th Street	\$3,250,000	Williamsburg	Development	*6,675 BSF
7	451 Graham Avenue	\$2,750,000	Williamsburg	Mixed Use	4
8	372 Manhattan Avenue	\$2,480,000	Williamsburg	Multi-Family	3
9	76 Meserole Avenue	\$2,000,000	Greenpoint	Multi-Family	3
10	139 Montrose Avenue	\$1,999,900	Williamsburg	Multi-Family	7

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



83 ROEBLING ST



555 GRAND ST



96 BEDFORD AVE



65 ROEBLING ST

NORTH BROOKLYN

OCTOBER 2022 MARKET ANALYSIS

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2022

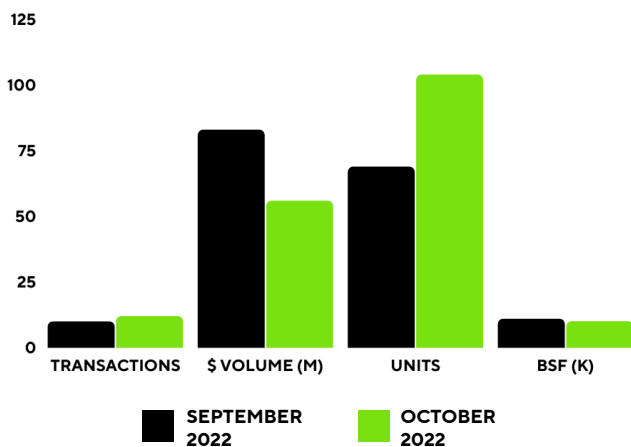
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	10	\$83,221,795	69	11,894
OCTOBER 2022	12	\$56,414,668	104	10,939
% of CHANGE	↑+20% MoM	↓-32% MoM	↑+51% MoM	↓-8% MoM

YEAR OVER YEAR

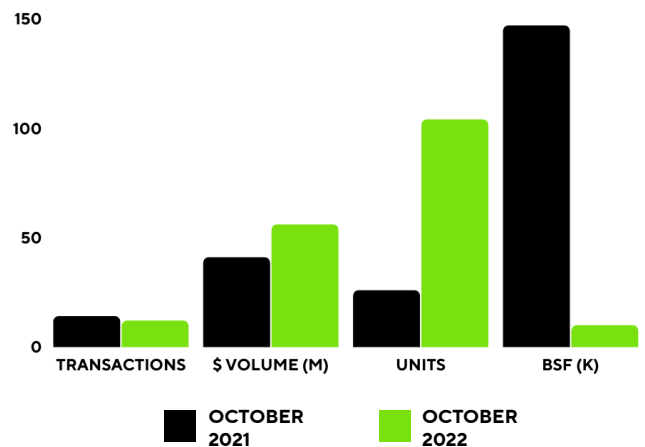
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	14	\$41,610,000	26	147,329
OCTOBER 2022	12	\$56,414,668	104	10,939
% of CHANGE	↓-14% YoY	↑+36% YoY	↑+300% YoY	↓-93% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Brooklyn Team For More Information

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