



# **NORTHEAST BROOKLYN AND QUEENS MARKET REPORT**

**FEBRUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTHEAST BROOKLYN AND QUEENS FEBRUARY 2023 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$29.27M

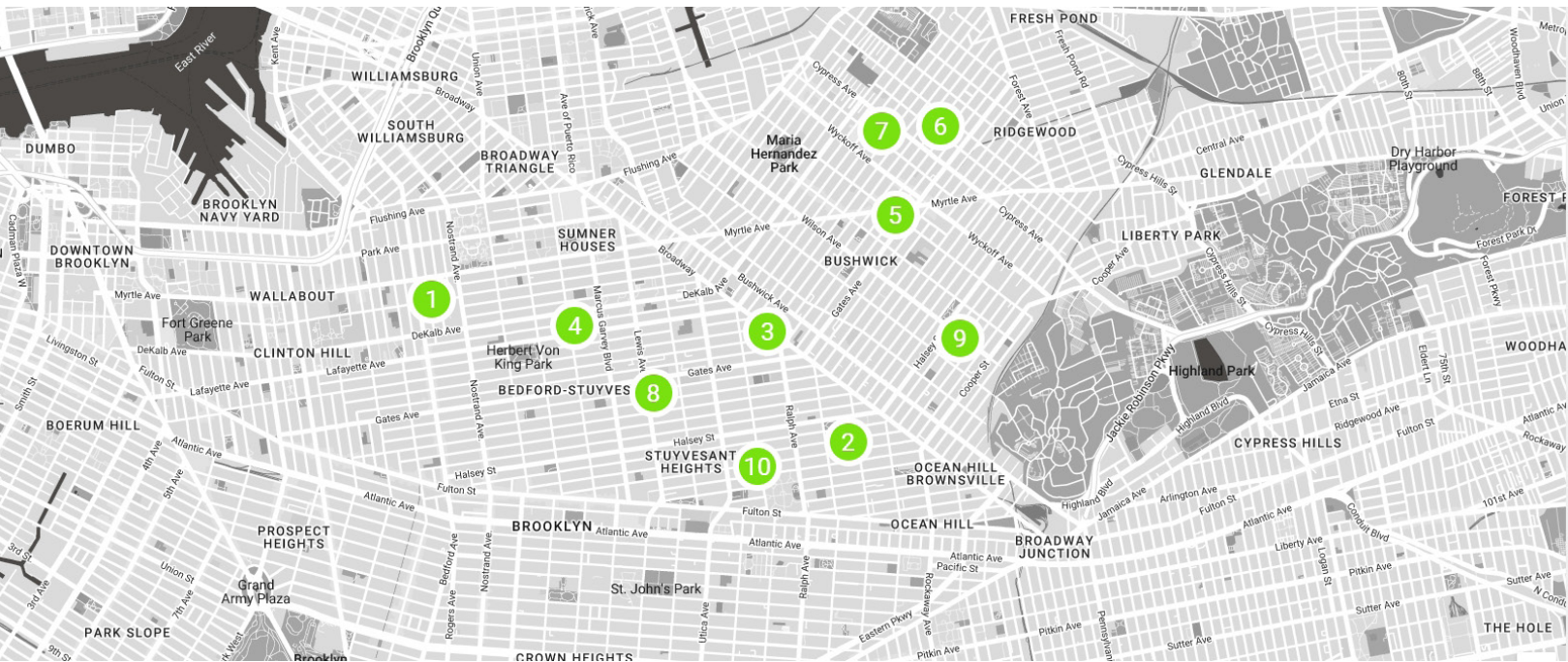
\$ VOLUME SOLD

78

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	169 Spencer Street	\$6,000,000	Bed-Stuy	Mixed Use	5
2	704 Mac Donough Street	\$3,605,000	Bed-Stuy	Multi-Family	7
3	1260 Broadway	\$3,204,233	Bed-Stuy	Multi-Family	6
4	308 Kosciuszko Street	\$3,017,500	Bed-Stuy	Multi-Family	8
5	58 Irving Avenue	\$2,600,000	Bushwick	Mixed Use	8
6	1812 Menahan Street	\$2,600,000	Ridgewood	Multi-Family	16
7	422 Himrod Street	\$1,615,000	Bushwick	Multi-Family	6
8	554 A Monroe Street	\$1,510,000	Bed-Stuy	Multi-Family	4
9	566 Wilson Avenue	\$1,400,000	Bushwick	Mixed Use	6
10	246 Patchen Avenue	\$1,400,000	Bed-Stuy	Mixed Use	5

SELECT SALES ACTIVITY ABOVE



169 SPENCER ST



704 MAC DONOUGH ST



1260 BROADWAY



308 KOSCIUSZKO ST

# NORTHEAST BROOKLYN AND QUEENS

## FEBRUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2023 - FEBRUARY 28, 2023

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

Neighborhoods: Ridgewood, Bed-Stuy, Bushwick

### MONTH OVER MONTH

COMPARED TO JANUARY 2023

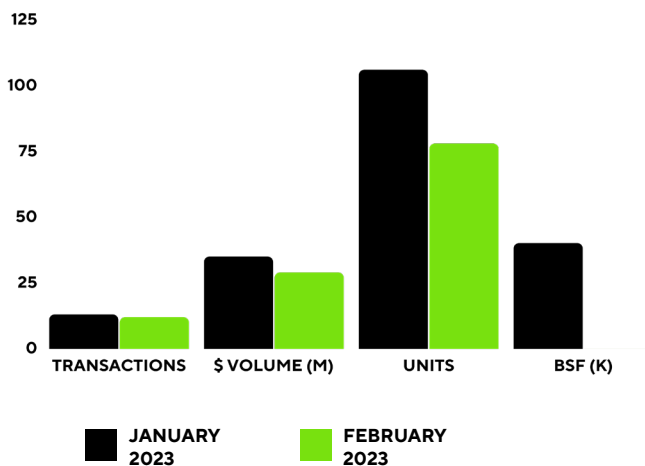
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	13	\$35,568,185	106	400,000
FEBRUARY 2023	12	\$29,276,733	78	0
% of CHANGE	↓ -8% MoM	↓ -18% MoM	↓ -26% MoM	↓ -100% MoM

### YEAR OVER YEAR

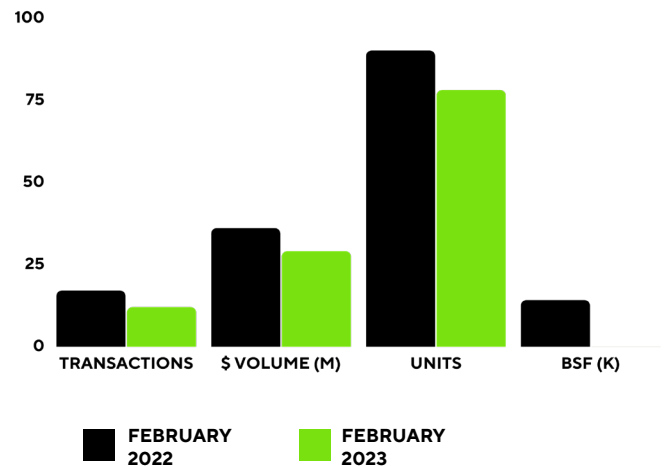
COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	17	\$36,229,999	90	14,076
FEBRUARY 2023	12	\$29,276,733	78	0
% of CHANGE	↓ -29% YoY	↓ -19% YoY	↓ -13% YoY	↓ -100% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Northeast Brooklyn And Queens For More Information

DEREK BESTREICH  
718.360.8802

STEVE REYNOLDS  
718.360.8807

TOM REYNOLDS  
718.360.8817

BRIAN DAVILA  
718.360.8849

NOAH MIDDLEKAUFF  
718.360.8557



## NORTHEAST BROOKLYN AND QUEENS FEBRUARY 2023 REPORT

### THE NORTHEAST BROOKLYN AND QUEENS TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

**STEVE  
REYNOLDS**  
718.360.8807  
steve@iprg.com

**TOM  
REYNOLDS**  
718.360.8817  
tom@iprg.com

---

**BRIAN  
DAVILA**  
718.360.8849  
bdavila@iprg.com

---

**NOAH  
MIDDLEKAUFF**  
718.360.8557  
nmiddlekauff@iprg.com