



NORTH BROOKLYN MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN FEBRUARY 2023 COMPLETE MARKET METRICS

06

TRANSACTIONS SOLD

\$19.57M

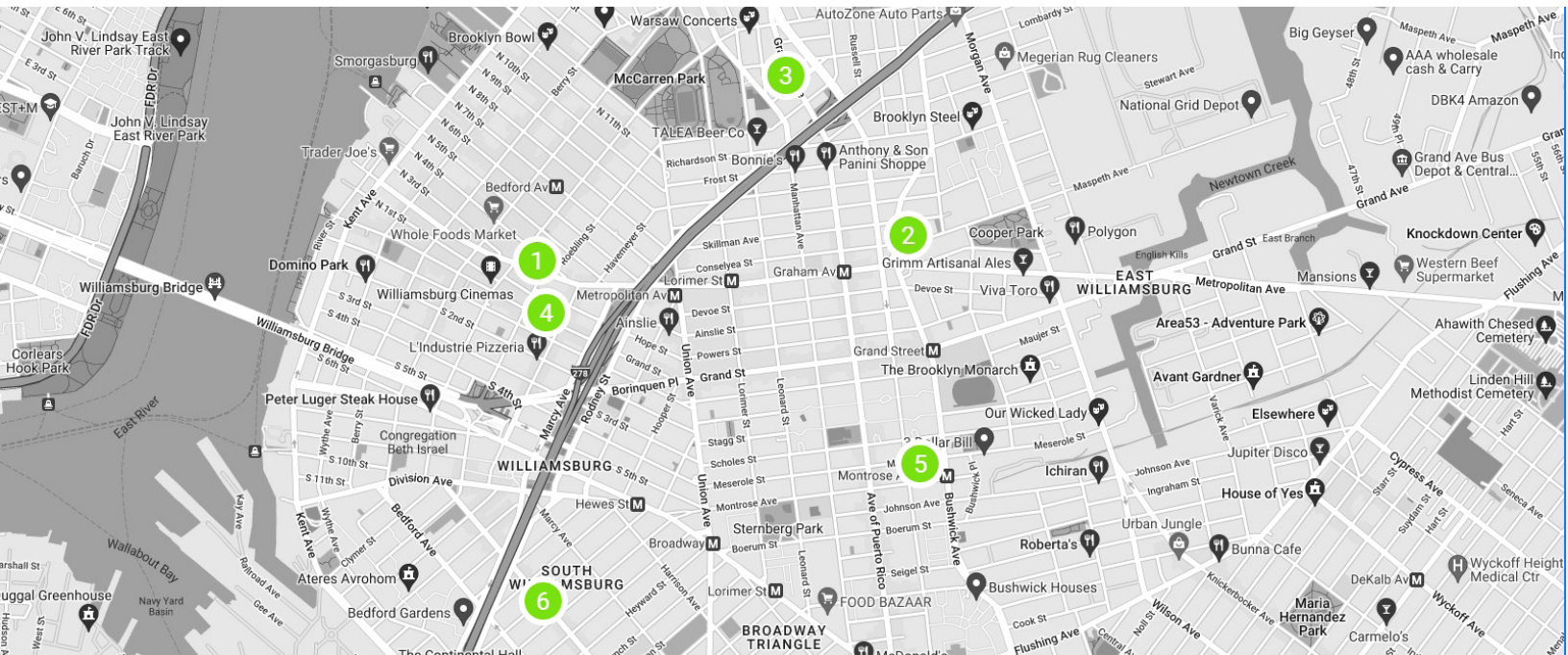
\$ VOLUME SOLD

10

UNITS SOLD

25,300

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	285 Metropolitan Avenue	\$6,350,000	Williamsburg	Development	* 4,680 (BSF)
2	241 Conselyea Street	\$3,550,000	Williamsburg	Development	*15,120 (BSF)
3	519 Graham Avenue	\$3,500,000	Greenpoint	Multi-Family	4
4	291 Grand Street	\$3,000,000	Williamsburg	Mixed Use	3
5	200 Meserole Street	\$1,850,000	Williamsburg	Development	* 5,500 (BSF)
6	42 Lee Avenue	\$1,325,000	Williamsburg	Mixed Use	3

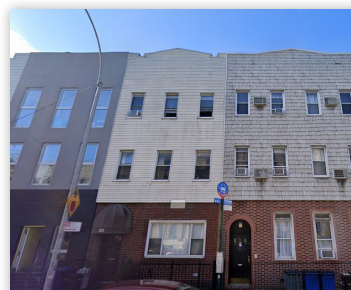
*Development Site / Buildable Square Footage



285 METROPOLITAN AVE



241 CONSELYEA ST



519 GRAHAM AVE



291 GRAND ST

NORTH BROOKLYN

FEBRUARY 2023 MARKET ANALYSIS

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

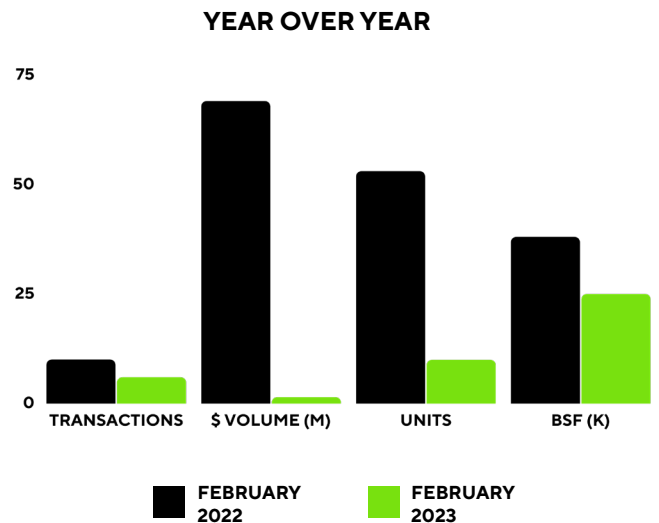
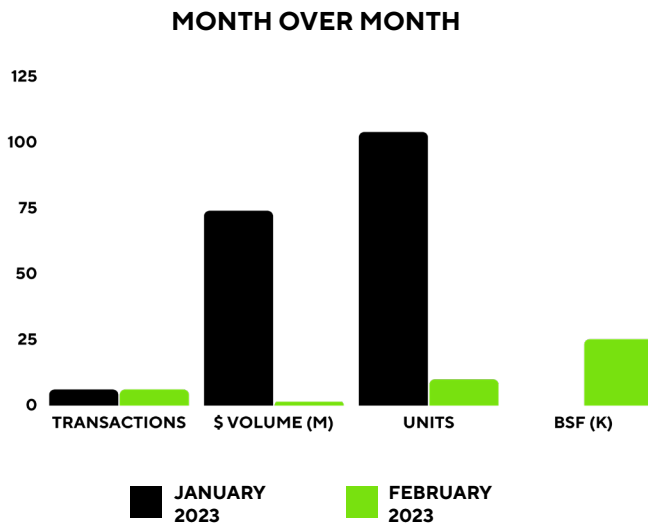
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	06	\$74,742,525	104	0
FEBRUARY 2023	06	\$19,575,000	10	25,300
% of CHANGE	0% MoM	↓ -98% MoM	↓ -90% MoM	↑ +100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	10	\$69,465,838	53	38,846
FEBRUARY 2023	06	\$19,575,000	10	25,300
% of CHANGE	↓ -40% YoY	↓ -98% YoY	↓ -81% YoY	↓ -35% YoY



Contact the North Brooklyn Team For More Information

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NORTH BROOKLYN FEBRUARY 2023 REPORT

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