



# **NORTHEAST BROOKLYN & QUEENS MARKET REPORT**

**JANUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTHEAST BROOKLYN & QUEENS JANUARY 2023 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$35.57M

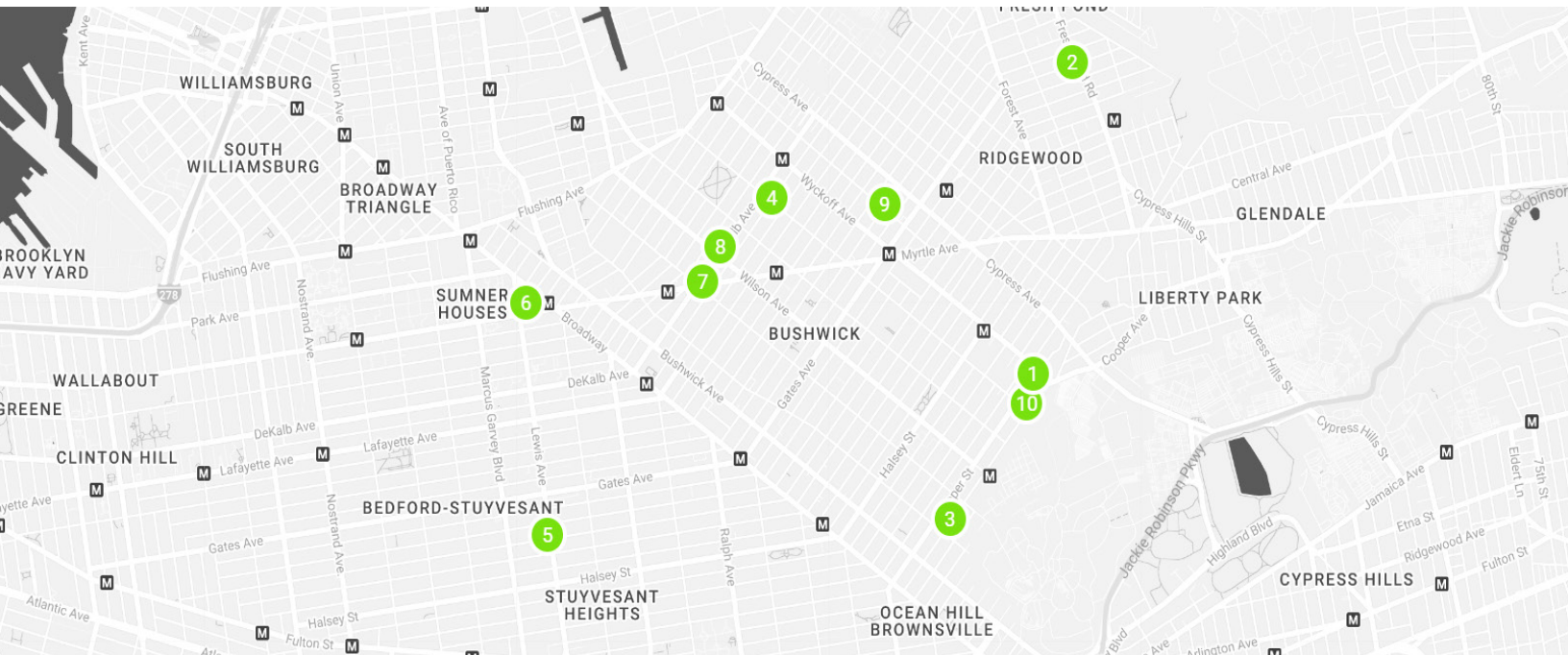
\$ VOLUME SOLD

106

UNITS SOLD

40,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1518 Decatur Street	\$6,750,000	Ridgewood	Development	*40,000
2	65-22 Fresh Pond Road	\$6,500,000	Ridgewood	Mixed Use	37
3	135 Moffat Street	\$3,663,185	Bushwick	Multi-Family	6
4	169 Irving Avenue	\$3,250,000	Bushwick	Mixed Use	6
5	645 Putnam Avenue	\$3,050,000	Bed-Stuy	Multi-Family	4
6	362-364 Stockton Street	\$2,700,000	Bed-Stuy	Multi-Family	22
7	1336 Dekalb Avenue	\$2,100,000	Bushwick	Mixed Use	3
8	1411 Dekalb Avenue	\$1,535,000	Bushwick	Multi-Family	6
9	279 Saint Nicholas Avenue	\$1,525,000	Ridgewood	Mixed Use	4
10	15-21 Cooper Avenue	\$1,200,000	Ridgewood	Multi-Family	4

SELECT SALES ACTIVITY ABOVE

\*Development Site / Buildable Square Footage



1518 DECATUR ST



645 PUTNAM AVE



1411 DEKALB AVE



279 ST NICHOLAS AVE

# NORTHEAST BROOKLYN & QUEENS

## JANUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2023 - JANUARY 31, 2023

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

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

### MONTH OVER MONTH

COMPARED TO DECEMBER 2022

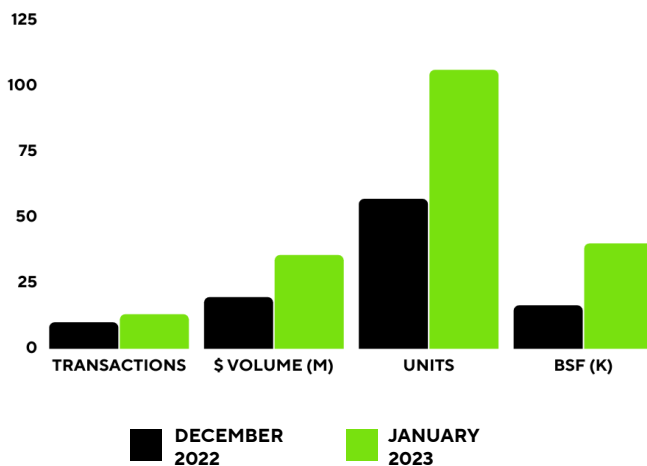
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	10	\$19,580,000	57	16,500
JANUARY 2023	13	\$35,568,185	106	40,000
% of CHANGE	↑ +30% MoM	↑ +82% MoM	↑ +86% MoM	↑ +142% MoM

### YEAR OVER YEAR

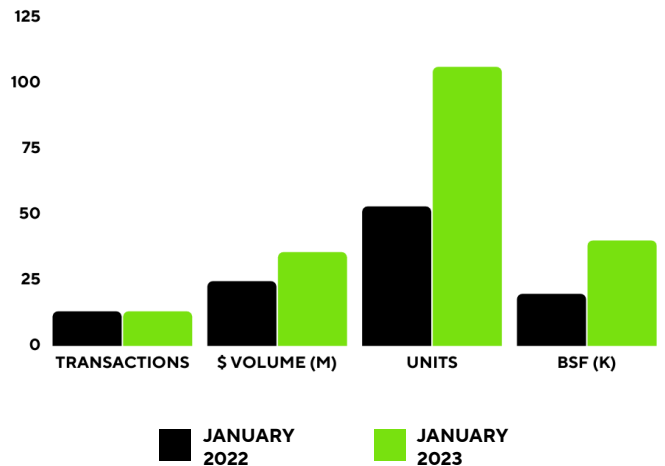
COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	13	\$24,541,875	53	19,719
JANUARY 2023	13	\$35,568,185	106	40,000
% of CHANGE	0% YoY	↑ +45% YoY	↑ +100% YoY	↑ +103% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Northeast Brooklyn & Queens Team For More Information

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## NORTHEAST BROOKLYN & QUEENS JANUARY 2023 REPORT

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