



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS APRIL 2023 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$39.84M

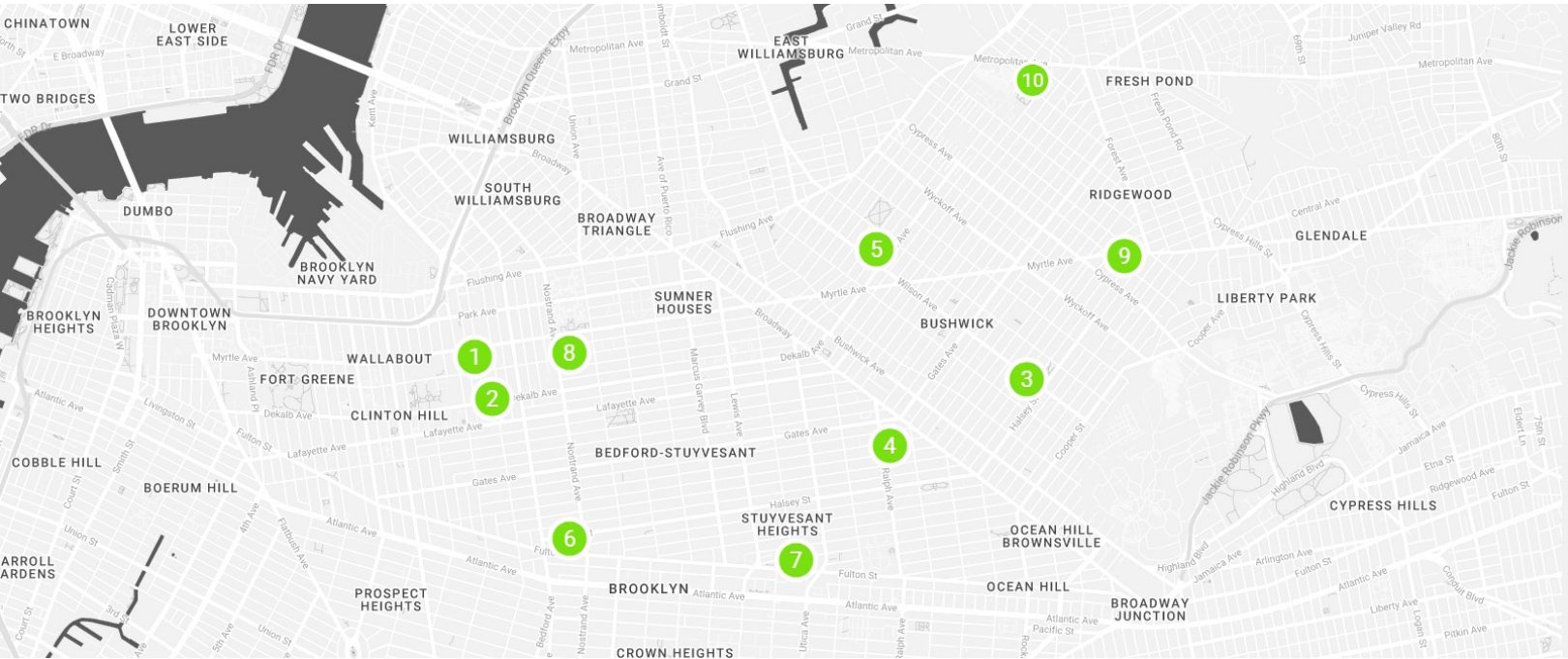
\$ VOLUME SOLD

66

UNITS SOLD

36,168

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSETTYPE	UNITS
1	906-908 Kent Avenue	\$5,200,000	Bed-Stuy	Development	*10,000 (BSF)
2	481-483 Dekalb Avenue	\$4,625,000	Bed-Stuy	Development	*16,168 (BSF)
3	1238 Hancock Street	\$4,020,000	Bushwick	Multi-Family	6
4	866 Madison Street	\$3,100,000	Bed-Stuy	Development	*10,000 (BSF)
5	767 Hart Street	\$2,900,000	Bushwick	Multi-Family	6
6	1 Arlington Place	\$2,900,000	Bed-Stuy	Multi-Family	4
7	411 Stuyvesant Avenue	\$2,650,000	Bed-Stuy	Multi-Family	4
8	461 Willoughby Avenue	\$2,500,000	Bed-Stuy	Multi-Family	4
9	5734 Myrtle Avenue	\$2,350,000	Ridgewood	Mixed Use	3
10	21-05 Amory Court	\$2,100,000	Ridgewood	Multi-Family	12

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



906 KENT AVE



481 DEKALB AVE



1238 HANCOCK ST



866 MADISON ST

NORTHEAST BROOKLYN AND QUEENS

APRIL 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **APRIL 1, 2023 - APRIL 30, 2023**

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

Neighborhoods: Ridgewood, Bed-Stuy, Bushwick

MONTH OVER MONTH

COMPARED TO MARCH 2023

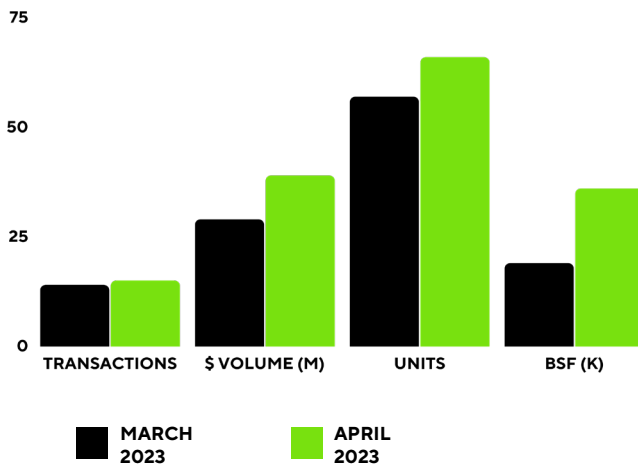
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	14	\$29,019,944	57	19,800
APRIL 2023	15	\$39,845,000	66	36,168
% of CHANGE	↑+7% MoM	↑+37% MoM	↑+16% MoM	↑ 83% MoM

YEAR OVER YEAR

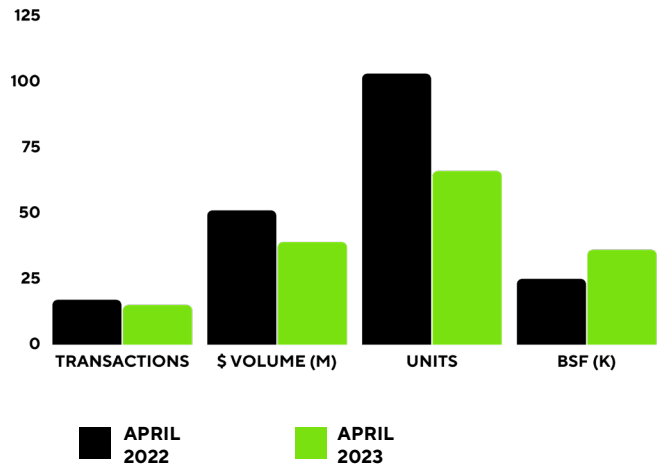
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	17	\$51,117,000	103	25,135
APRIL 2023	15	\$39,845,000	66	36,168
% of CHANGE	↓-12% YoY	↓-22% YoY	↓-36% YoY	↓-44% 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

IPRG

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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

718.360.8801

www.IPRG.com