



# **NORTH BROOKLYN MARKET REPORT**

**APRIL 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH BROOKLYN APRIL 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$19.57M

\$ VOLUME SOLD

26

UNITS SOLD

10,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	19 Wythe Avenue	\$5,500,000	Greenpoint	Development	*10,000 (BSF)
2	277 Humboldt Street	\$5,075,000	Williamsburg	Multi-Family	8
3	419 Grand Street	\$4,600,000	Williamsburg	Mixed Use	2
4	26 Broome Street	\$3,050,000	Greenpoint	Multi-Family	5
5	100 Scholes Street	\$1,520,000	Williamsburg	Multi-Family	8
6	175 Richardson Street	\$1,150,000	Williamsburg	Mixed Use	3

\*Development Site / Buildable Square Footage



# NORTH BROOKLYN

## APRIL 2023 MARKET ANALYSIS

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

### MONTH OVER MONTH

COMPARED TO MARCH 2023

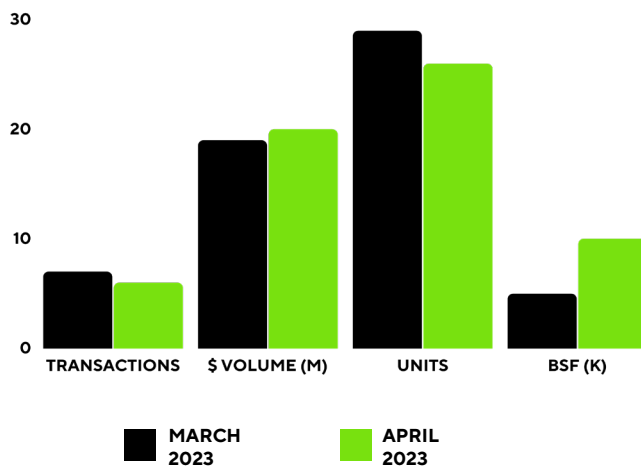
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>MARCH 2023</b>	7	\$19,092,702	29	5,200
<b>APRIL 2023</b>	6	\$20,895,000	26	10,000
<b>% of CHANGE</b>	↓ -14% MoM	↑ +10% MoM	↓ -9% MoM	↑ +92% MoM

### YEAR OVER YEAR

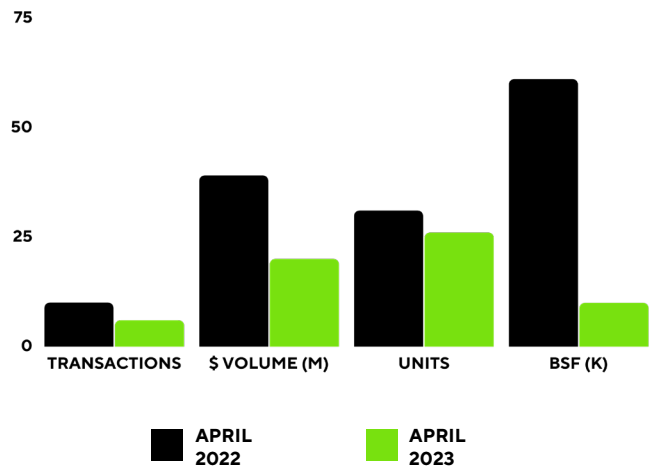
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>APRIL 2022</b>	10	\$39,705,963	31	61,838
<b>APRIL 2023</b>	6	\$20,895,000	26	10,000
<b>% of CHANGE</b>	↓ -40% YoY	↓ -47% YoY	↓ -16% YoY	↓ -84% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the North Brooklyn Team For More Information

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# IPRG

## NORTH BROOKLYN APRIL 2023 REPORT

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