



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

Q1 MULTIFAMILY METRICS

21

TRANSACTIONS SOLD

\$45.14M

\$ VOLUME SOLD

140

UNITS SOLD



339 CORNELIA ST



135 MOFFAT ST



704 MAC DONOUGH ST



1260 BROADWAY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	339 Cornelia Street	\$3,800,000	Bushwick	6
2	135 Moffat Street	\$3,663,185	Bushwick	6
3	704 Mac Donough Street	\$3,605,000	Bed-Stuy	7
4	1260 Broadway	\$3,204,233	Bed-Stuy	6
5	645 Putnam Avenue	\$3,050,000	Bed-Stuy	4
6	308 Kosciuszko Street	\$3,017,500	Bed-Stuy	8
7	362-364 Stockton Street	\$2,700,000	Bed-Stuy	22
8	1812 Menahan Street	\$2,600,000	Ridgewood	16
9	1070 A Dekalb Avenue	\$2,000,000	Bed-Stuy	5
10	359 Greene Avenue	\$1,995,000	Bed-Stuy	4
11	349 Jefferson Avenue	\$1,875,000	Bed-Stuy	4
12	17-13 Himrod Street	\$1,685,000	Ridgewood	6
13	422 Himrod Street	\$1,615,000	Bushwick	6
14	1411 Dekalb Avenue	\$1,535,000	Bushwick	6
15	554 A Monroe Street	\$1,510,000	Bed-Stuy	4
16	244 Troutman Street	\$1,325,000	Bushwick	6
17	488 Grandview Avenue	\$1,300,000	Ridgewood	4
18	15-21 Cooper Avenue	\$1,200,000	Ridgewood	4
19	101 Saint Nicholas Avenue	\$1,185,000	Bushwick	6
20	1657 Norman Street	\$1,175,000	Ridgewood	4

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **MONTH 1, 2023 - MONTH 31, 2023**

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

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

NORTHEAST BROOKLYN & QUEENS

Q1 MIXED-USE METRICS

16

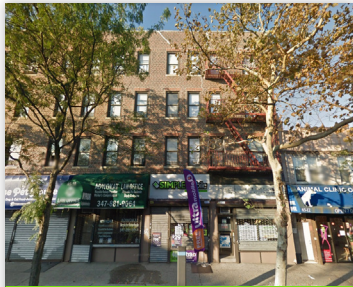
TRANSACTIONS SOLD

\$38.21M

\$ VOLUME SOLD

101

UNITS SOLD



65-22 FRESH POND RO



169 SPENCER ST



169 IRVING AVE



690 WOODWARD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	65-22 Fresh Pond Road	\$6,500,000	Ridgewood	37
2	169 Spencer Street	\$6,000,000	Bed-Stuy	5
3	169 Irving Avenue	\$3,250,000	Bushwick	6
4	690 Woodward Avenue	\$3,099,944	Ridgewood	3
5	58 Irving Avenue	\$2,600,000	Bushwick	8
6	1336 Dekalb Avenue	\$2,100,000	Bushwick	3
7	614 Wilson Avenue	\$1,925,000	Bushwick	5
8	306 Marion Street	\$1,775,000	Bed-Stuy	3
9	20 & 22 Rockaway Avenue	\$1,700,000	Ocean Hill	6
10	279 Saint Nicholas Avenue	\$1,525,000	Ridgewood	4
11	702 Seneca Avenue	\$1,400,000	Ridgewood	3
12	246 Patchen Avenue	\$1,400,000	Bed-Stuy	5
13	566 Wilson Avenue	\$1,400,000	Bushwick	6
14	140 A Hull Street	\$1,390,000	Ocean Hill	2
15	5952 Summerfield Street	\$1,150,000	Ridgewood	3
16	1136 Broadway	\$1,000,000	Bed-Stuy	2

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2023 - MONTH 31, 2023

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

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NORTHEAST BROOKLYN & QUEENS
Q1 DEVELOPMENT SITE METRICS

2
TRANSACTIONS SOLD

\$10.50M
\$ VOLUME SOLD

59,800
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1518 Decatur Street	\$6,750,000	Ridgewood	40,000
2	48 Somers Street	\$3,750,000	Ocean Hill	19,800

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2023 - MONTH 31, 2023
Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385
Neighborhoods: Bedford-Stuyvesant, Bushwick, Ridgewood, Ocean Hill

Q1 2023 COMPLETE MARKET METRICS

39

TRANSACTIONS SOLD

-25% YoY

\$93.86M

\$ VOLUME SOLD

-37% YoY

241

UNITS SOLD

-15% YoY

59,800

BUILDABLE SF SOLD

-75% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

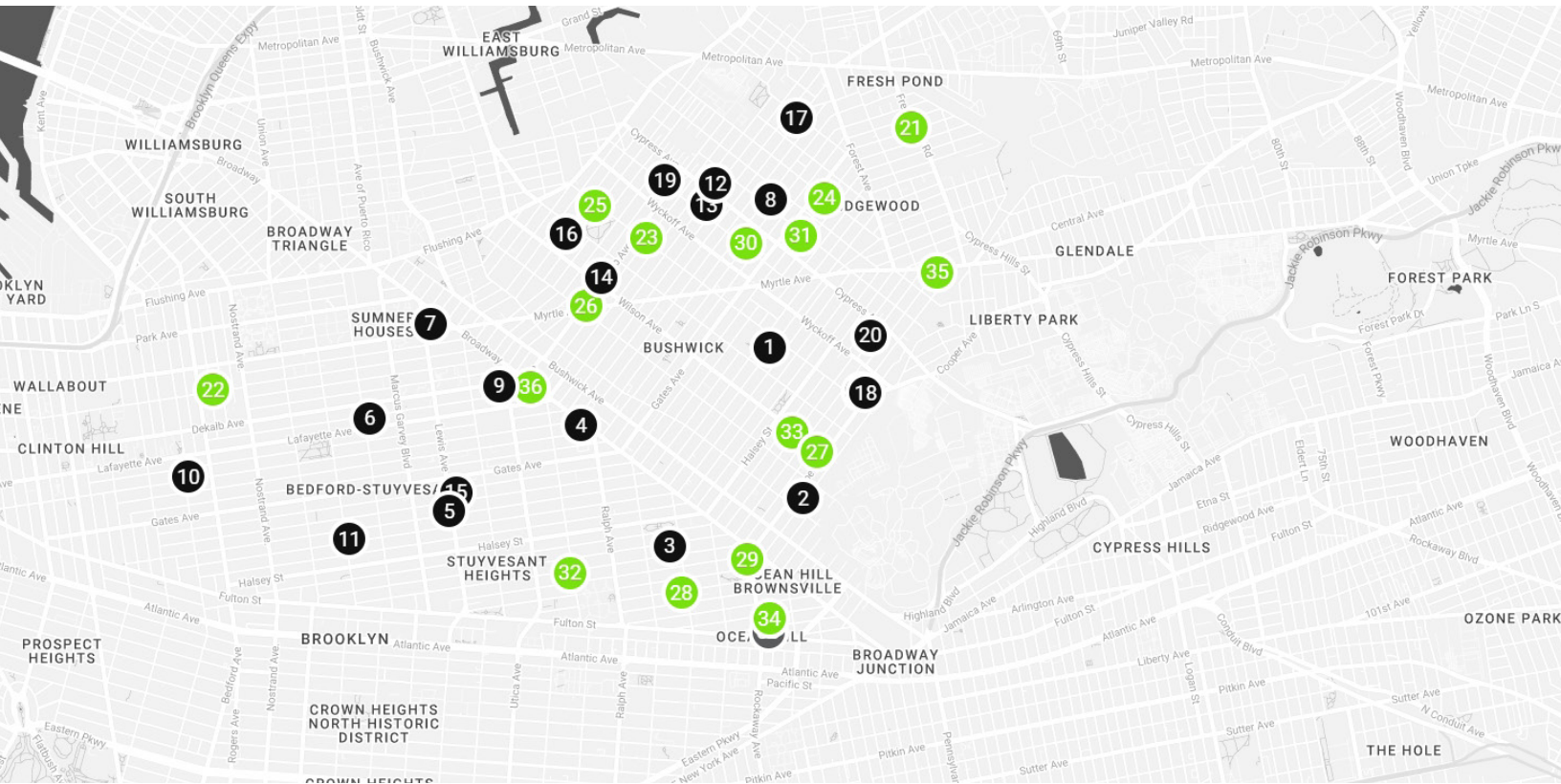
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$512 +4% YoY	\$428 -13% YoY	\$189 +1% YoY
\$/UNIT	\$450,717 +16% YoY	\$591,667 +25% YoY	

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$586 +7% YoY	\$418 +10% YoY	\$0 -100% YoY
\$/UNIT	\$450,717 +12% YoY	\$437,000 +5% YoY	

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$343 -19% YoY	\$405 -12% YoY	\$169 -16% YoY
\$/UNIT	\$272,417 -18% YoY	\$488,048 -14% YoY	



MULTIFAMILY

- 1 339 Cornelia Street
- 2 135 Moffat Street
- 3 704 Mac Donough Street
- 4 1260 Broadway
- 5 645 Putnam Avenue
- 6 308 Kosciuszko Street
- 7 362-364 Stockton Street
- 8 1812 Menahan Street
- 9 1070 A Dekalb Avenue
- 10 359 Greene Avenue
- 11 349 Jefferson Avenue
- 12 17-13 Himrod Street
- 13 422 Himrod Street
- 14 1411 Dekalb Avenue
- 15 554 A Monroe Street
- 16 244 Troutman Street
- 17 488 Grandview Avenue
- 18 15-21 Cooper Avenue
- 19 101 Saint Nicholas Avenue
- 20 1657 Norman Street

MIXED USE

- 1 65-22 Fresh Pond Road
- 2 169 Spencer Street
- 3 169 Irving Avenue
- 4 690 Woodward Avenue
- 5 58 Irving Avenue
- 6 1336 Dekalb Avenue
- 7 614 Wilson Avenue
- 8 306 Marion Street
- 9 20 & 22 Rockaway Avenue
- 10 279 Saint Nicholas Avenue
- 11 702 Seneca Avenue
- 12 246 Patchen Avenue
- 13 566 Wilson Avenue
- 14 140 A Hull Street
- 15 5952 Summerfield Street
- 16 1136 Broadway

DEVELOPMENT SITES

- 1 1518 Decatur Street
- 2 48 Somers Street



NORTHEAST BROOKLYN & QUEENS

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CONTACT THE **NORTHEAST BROOKLYN & QUEENS** TEAM FOR MORE INFORMATION

**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

**JOHN
LEUBA**
718.360.8517
jleuba@iprg.com

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

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POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES