



NORTH BROOKLYN MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q1 MULTIFAMILY METRICS

8

TRANSACTIONS SOLD

\$80.70M

\$ VOLUME SOLD

113

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	50 North 1st Street	\$34,926,000	Williamsburg	46
2	139 North 10th Street	\$27,815,000	Williamsburg	36
3	195 Meserole Street	\$5,432,702	Williamsburg	5
4	519 Graham Avenue	\$3,500,000	Greenpoint	4
5	280 Powers Street	\$3,201,525	Williamsburg	6
6	174 Meserole Street	\$2,650,000	Williamsburg	5
7	174 Frost Street	\$1,825,000	Williamsburg	6
8	283 South 5th Street	\$1,350,000	Williamsburg	5

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2022 - MARCH 31, 2022**

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q1 MIXED-USE METRICS

7

TRANSACTIONS SOLD

\$18.96M

\$ VOLUME SOLD

29

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	555 Driggs Avenue	\$5,000,000	Williamsburg	4
2	359 Metropolitan Avenue	\$3,400,000	Williamsburg	3
3	520 Union Avenue	\$3,175,000	Williamsburg	6
4	291 Grand Street	\$3,000,000	Williamsburg	3
5	431 Metropolitan Avenue	\$1,910,000	Williamsburg	3
6	42 Lee Avenue	\$1,325,000	Williamsburg	3
7	84 Graham Avenue	\$1,150,000	Williamsburg	7

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2022 - MARCH 31, 2022

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN Q1 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$13.75M

\$ VOLUME SOLD

30,500

BUILDABLE SF SOLD



285 METROPOLITAN



241 CONSELYEA STR



190 AINSLIE STR



200 MESEROLE STR

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	285 Metropolitan Avenue	\$6,350,000	Williamsburg	4,680
2	241 Conselyea Street	\$3,550,000	Williamsburg	15,120
3	190 Ainslie Street	\$2,000,000	Williamsburg	5,200
4	200 Meserole Street	\$1,850,000	Williamsburg	5,500

SELECT SALES ACTIVITY ABOVE

Development Site Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2022 - MARCH 31, 2022

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

Q1 2023 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD
-51% YoY

\$113.41M

\$ VOLUME SOLD
-55% YoY

142

UNITS SOLD
-41% YoY

30,500

BUILDABLE SF SOLD
-89% YoY

PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$682 8% YoY	\$745 -13% YoY	\$578 +22% YoY
\$/UNIT	\$608,028 0% YoY	\$736,446 -31% YoY	

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$779 +76% YoY	\$0 -100% YoY	\$0 -100% YoY
\$/UNIT	\$875,000 +162% YoY	\$0 -100% YoY	

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 50 North 1st Street
- 2 139 North 10th Street
- 3 195 Meserole Street
- 4 519 Graham Avenue
- 5 280 Powers Street
- 6 174 Meserole Street
- 7 174 Frost Street
- 8 283 South 5th Street

MIXED USE

- 1 555 Driggs Avenue
- 2 359 Metropolitan Avenue
- 3 520 Union Avenue
- 4 291 Grand Street
- 5 431 Metropolitan Avenue
- 6 42 Lee Avenue
- 7 84 Graham Avenue

DEVELOPMENT SITES

- 1 285 Metropolitan Avenue
- 2 241 Conselyea Street
- 3 190 Ainslie Street
- 4 200 Meserole Street

CONTACT THE **NORTH BROOKLYN** TEAM FOR MORE INFORMATION

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POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES