



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS MAY 2023 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$33.28M

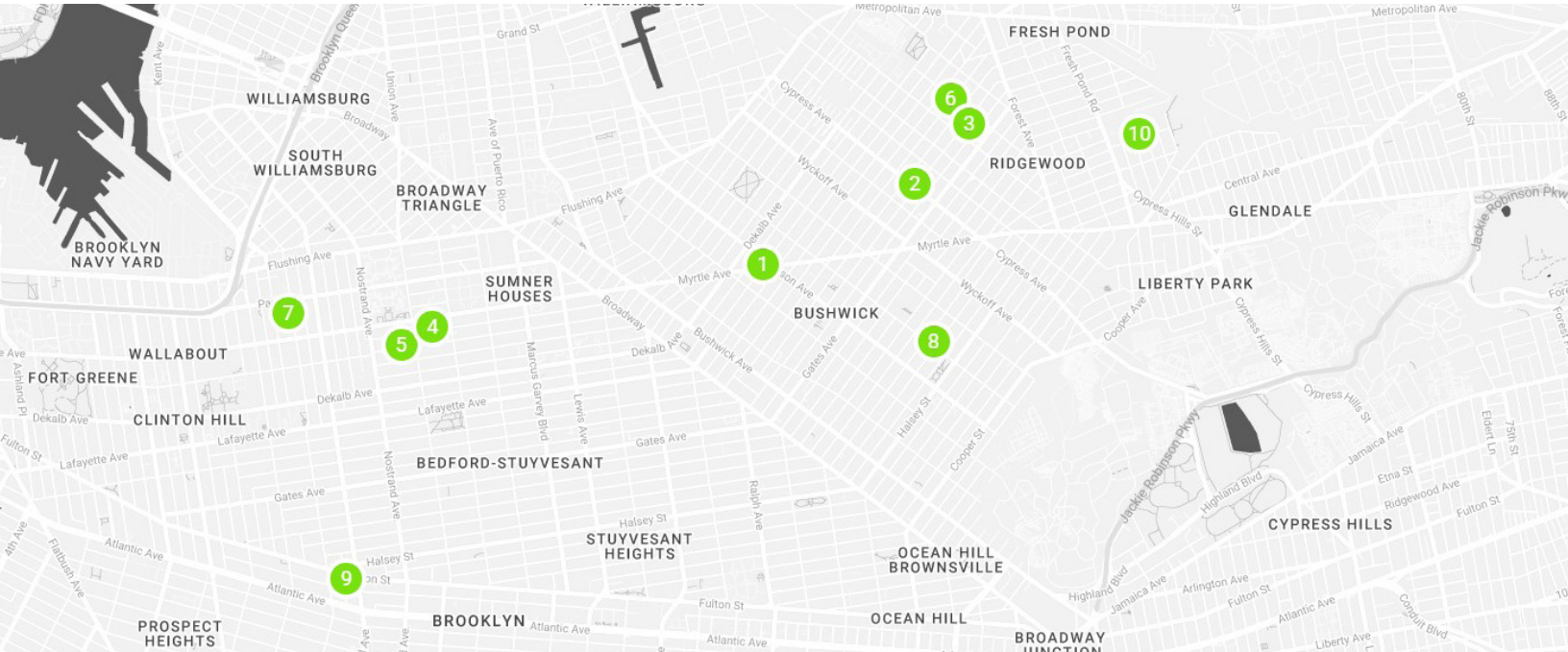
\$ VOLUME SOLD

66

UNITS SOLD

5,500

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	147 Stanhope Street	\$4,700,000	Bushwick	Development	* 5,500 (BSF)
2	17-11 Grove Street	\$3,300,000	Ridgewood	Mixed Use	6
3	19-24 Grove Street	\$3,050,000	Ridgewood	Multi-Family	6
4	109 Vernon Avenue	\$2,535,000	Bed-Stuy	Multi-Family	4
5	489 Willoughby Avenue	\$2,510,000	Bed-Stuy	Multi-Family	4
6	516 Fairview Avenue	\$2,482,910	Ridgewood	Mixed Use	3
7	106 A Franklin Avenue	\$2,400,000	Bed-Stuy	Multi-Family	4
8	727 Knickerbocker Avenue	\$2,360,000	Bushwick	Multi-Family	8
9	1172 Fulton Street	\$2,200,000	Bed-Stuy	Mixed Use	4
10	64-11 68th Avenue	\$1,625,000	Ridgewood	Multi-Family	4

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



147 STANHOPE ST



17-11 GROVE ST



19-24 GROVE ST



109 VERNON AVE

NORTHEAST BROOKLYN AND QUEENS

MAY 2023 MARKET ANALYSIS

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

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

Neighborhoods: Bed-Stuy, Bushwick, Ocean Hill, Ridgewood,

MONTH OVER MONTH

COMPARED TO APRIL 2023

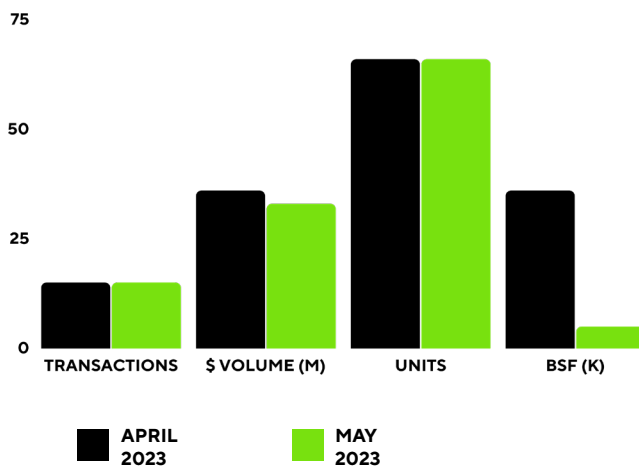
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	15	\$39,845,000	66	36,168
MAY 2023	15	\$33,287,910	66	5,500
% of CHANGE	0% MoM	↓ -16% MoM	0% MoM	↓ -85% MoM

YEAR OVER YEAR

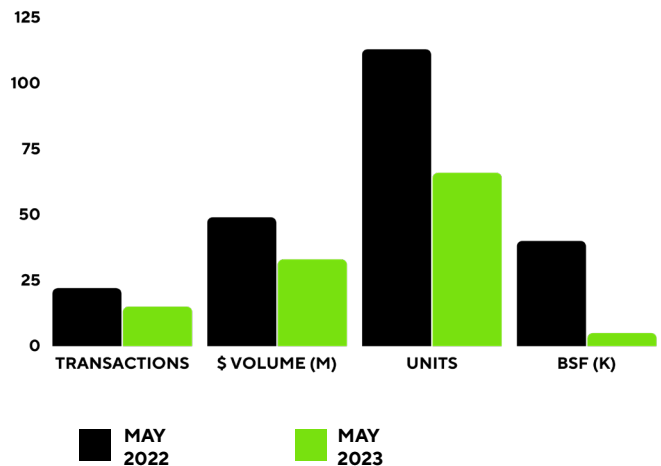
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	22	\$49,609,684	113	40,740
MAY 2023	15	\$33,287,910	66	5,500
% of CHANGE	↓ -32% YoY	↓ -33% YoY	↓ -42% YoY	↓ -86% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

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NORTHEAST BROOKLYN AND QUEENS MAY 2023 REPORT

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