NORTH BROOKLYN
MARKET REPORT

MAY 2023

IPRG

10
TRANSACTIONS SOLD

$35.44 M
$ VOLUME SOLD

58
UNITS SOLD

21,000
BUILDABLE SF SOLD
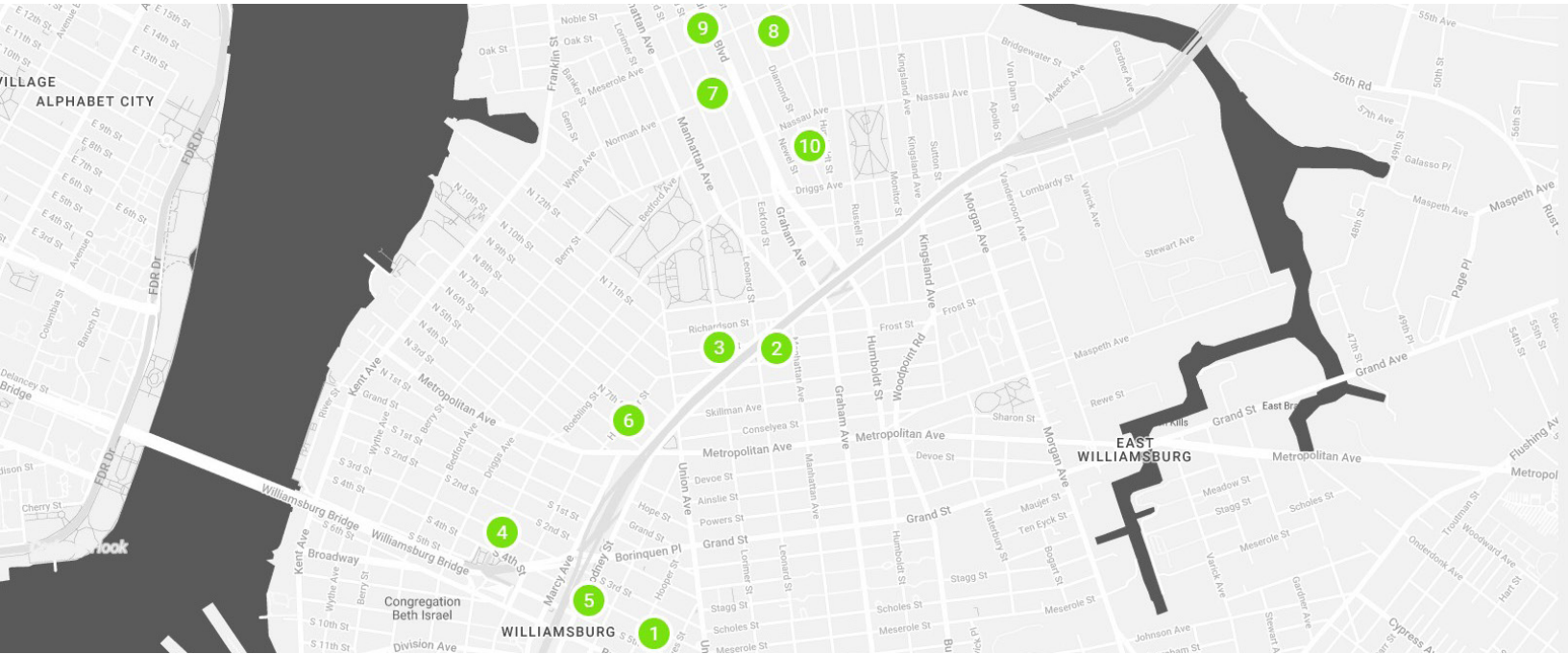
	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	380 South 4th Street	$7,100,000	Williamsburg	Mixed Use	31
2	104 Frost Street	$4,900,000	Williamsburg	Development	* 11,000 (BSF)
3	140 Frost Street	$4,425,169	Williamsburg	Multi-Family	5
4	109 South 3rd Street	$3,918,000	Williamsburg	Multi-Family	4
5	332 Rodney Street	$3,450,000	Williamsburg	Mixed Use	7
6	51 Havemeyer Street	$3,450,000	Williamsburg	Mixed Use	3
7	121 Norman Avenue	$2,555,000	Greenpoint	Mixed Use	4
8	113 Jewel Street	$1,900,000	Greenpoint	Multi-Family	4
9	130 Huron Street	$1,887,500	Greenpoint	Development	0
10	46 Diamond Street	$1,860,000	Williamsburg	Development	0

*Development Site / Buildable Square Footage

380 SOUTH 4TH ST

104 FROST ST

140 FROST ST

109 SOUTH 3RD ST
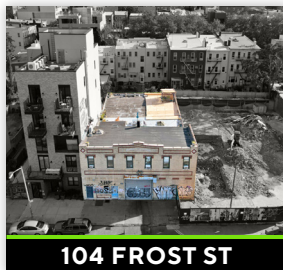
NORTH BROOKLYN

MAY 2023 MARKET ANALYSIS

Transactions between $1,000,000 - $50,000,000 from MAY 1, 2023 - MAY 31, 2023
Zip Codes: 11222, 11211, 12206, 11249
Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	6	$20,895,000	26	10,000
MAY 2023	10	$35,445,669	58	21,000
% of CHANGE	↑ +67% MoM	↑ +70% MoM	↑ +123% MoM	↑ +110% MoM

YEAR OVER YEAR

COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	16	$81,378,038	91	37,394
MAY 2023	10	$35,445,669	58	21,000
% of CHANGE	↓ -38% YoY	↓ -56% YoY	↓ -36% YoY	↓ -44% YoY

MONTH OVER MONTH

APRIL 2023 · MAY 2023

YEAR OVER YEAR

MAY 2022 · MAY 2023
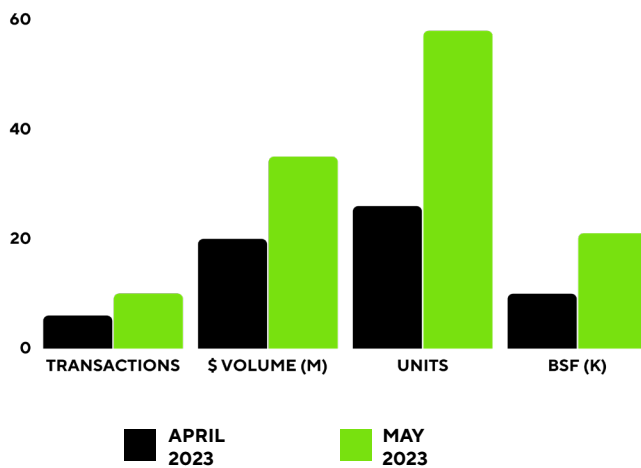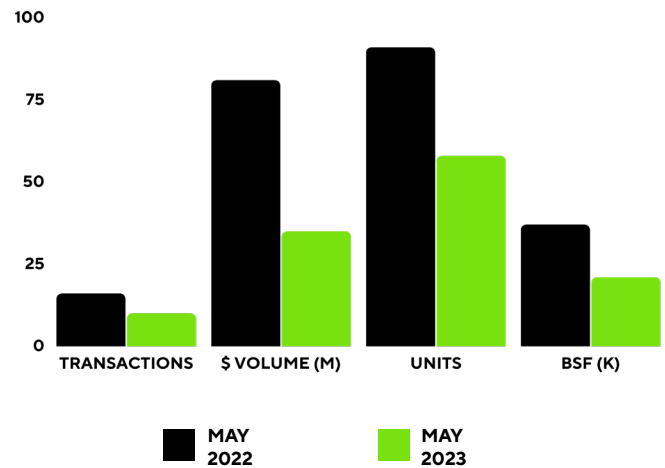
Contact the North Brooklyn Team for More Information

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IPRG

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NORTH BROOKLYN
MAY 2023 REPORT

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