



NORTH BROOKLYN MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN JULY 2023 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$42.55M

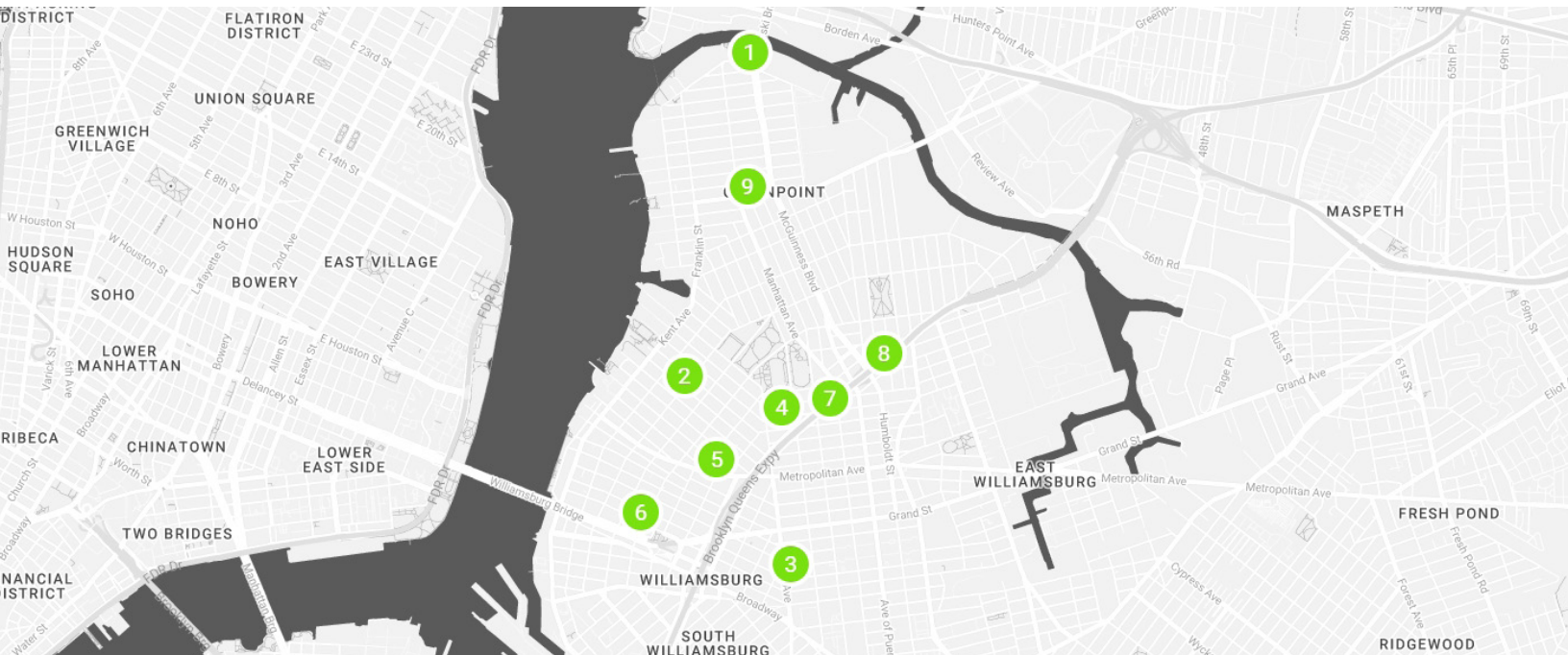
\$ VOLUME SOLD

64

UNITS SOLD

252,702

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	49 Ash Street	\$18,750,000	Greenpoint	Development	* 252,702 (BSF)
2	118 North 9th Street	\$4,275,000	Williamsburg	Multi-Family	4
3	11 Stagg Street	\$4,100,000	Williamsburg	Multi-Family	4
4	30 Richardson Street	\$3,750,000	Williamsburg	Multi-Family	5
5	231 North 5th Street	\$3,100,000	Williamsburg	Multi-Family	6
6	158 South 3rd Street	\$3,025,000	Williamsburg	Multi-Family	30
7	28 Richardson Street	\$2,300,000	Williamsburg	Mixed Use	2
8	549 Meeker Avenue	\$2,250,000	Greenpoint	Multi-Family	5
9	178 Kent Street	\$1,000,000	Greenpoint	Multi-Family	8

*Development Site / Buildable Square Footage



49 ASH ST



118 NORTH 9TH ST



11 STAGG ST



30 RICHARDSON ST

NORTH BROOKLYN

JULY 2023 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO JUNE 2023

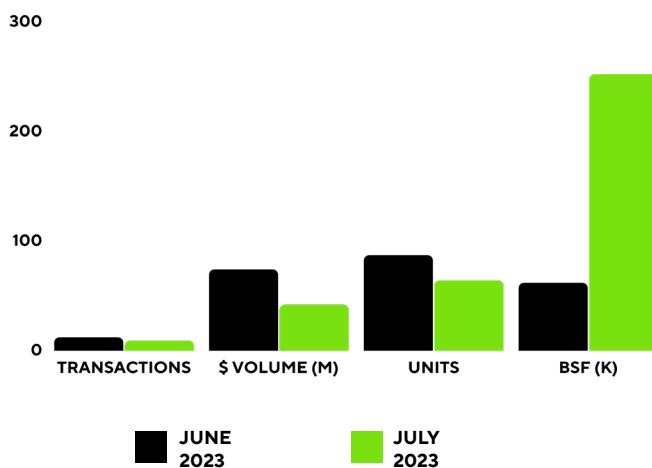
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	12	\$74,910,436	87	62,200
JULY 2023	9	\$42,550,000	64	252,702
% of CHANGE	↓ -25% MoM	↓ -43% MoM	↓ -26% MoM	↑ +306% MoM

YEAR OVER YEAR

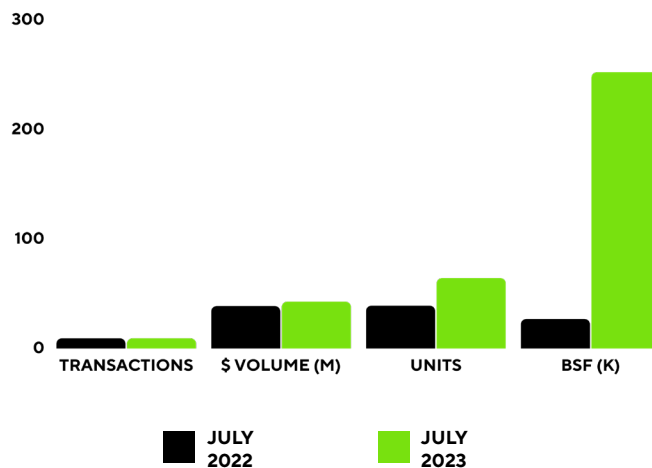
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	9	\$38,585,499	39	27,320
JULY 2023	9	\$42,550,000	64	252,702
% of CHANGE	0% YoY	↓ -10% YoY	↑ +64% YoY	↑ +825% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Brooklyn Team for More Information

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NORTH BROOKLYN JULY 2023 REPORT

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