



# **NORTH BROOKLYN MARKET REPORT**

**Q2 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH BROOKLYN Q2 MULTIFAMILY METRICS

### 13

TRANSACTIONS SOLD

### \$67.17M

\$ VOLUME SOLD

### 115

UNITS SOLD



525 UNION AVE



106 SOUTH 2ND ST



277 HUMBOLDT ST



140 FROST ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	525 Union Avenue	\$26,775,000	Williamsburg	43
2	106 South 2nd Street	\$5,200,000	Williamsburg	4
3	277 Humboldt Street	\$5,075,000	Williamsburg	8
4	140 Frost Street	\$4,425,169	Williamsburg	5
5	109 South 3rd Street	\$3,918,000	Williamsburg	4
6	135 Heyward Street	\$3,800,000	Williamsburg	8
7	590 Leonard Street	\$3,650,000	Greenpoint	6
8	52 Monitor Street	\$3,250,000	Greenpoint	8
9	26 Broome Street	\$3,050,000	Greenpoint	5
10	724 Metropolitan Avenue	\$3,000,000	Williamsburg	6
11	113 Jewel Street	\$1,900,000	Greenpoint	4
12	97 Newel Street	\$1,610,000	Greenpoint	6
13	100 Scholes Street	\$1,520,000	Williamsburg	8

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

**Zip Codes:** 11206, 11211, 11222, 11249

**Neighborhoods:** Greenpoint, Williamsburg

# NORTH BROOKLYN

## Q2 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$25.61M

\$ VOLUME SOLD

56

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	380 South 4th Street	\$7,100,000	Williamsburg	31
2	419 Grand Street	\$4,600,000	Williamsburg	2
3	332 Rodney Street	\$3,450,000	Williamsburg	7
4	51 Havemeyer Street	\$3,450,000	Williamsburg	3
5	121 Norman Avenue	\$2,555,000	Greenpoint	4
6	735 Wythe Avenue	\$1,700,000	Williamsburg	3
7	347 Union Avenue	\$1,606,400	Williamsburg	3
	175 Richardson Street	\$1,150,000	Williamsburg	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg



## NORTH BROOKLYN Q2 DEVELOPMENT SITE METRICS

7

TRANSACTIONS SOLD

\$38.46M

\$ VOLUME SOLD

93,200

BUILDABLE SF SOLD



209 NORTH 11TH ST



12 BERRY ST



19 WYTHE AVE



104 FROST ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	209 North 11th Street	\$12,869,036	Williamsburg	30,000
2	12 Berry Street	\$8,250,000	Williamsburg	22,200
3	19 Wythe Avenue	\$5,500,000	Greenpoint	10,000
4	104 Frost Street	\$4,900,000	Williamsburg	11,000
5	329 Graham Avenue	\$3,200,000	Williamsburg	10,000
6	130 Huron Street	\$1,887,500	Greenpoint	5,000
7	46 Diamond Street	\$1,860,000	Williamsburg	5,000

Development Site Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg



## Q2 2023 COMPLETE MARKET METRICS

28

TRANSACTIONS SOLD  
-39% YoY

\$131.251M

\$ VOLUME SOLD  
-51% YoY

171

UNITS SOLD  
-34% YoY

93,200

BUILDABLE SF SOLD  
-64% YoY

## PRICE ANALYSIS BY TERRITORY

### WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$788 +1% YoY	\$800 -8% YoY	\$388 +7% YoY
\$/UNIT	\$698,323 +8% YoY	\$808,194 -27% YoY	

### GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$536 -22% YoY	\$616 -37% YoY	\$464 +31% YoY
\$/UNIT	\$473,583 -15% YoY	\$638,750 -30% YoY	

\*Development Site / Buildable Square Footage



### MULTIFAMILY

- 1 525 Union Avenue
- 2 106 South 2nd Street
- 3 277 Humboldt Street
- 4 140 Frost Street
- 5 109 South 3rd Street
- 6 135 Heyward Street
- 7 590 Leonard Street
- 8 52 Monitor Street
- 9 26 Broome Street
- 10 724 Metropolitan Avenue
- 11 113 Jewel Street
- 12 97 Newel Street
- 13 100 Scholes Street

### MIXED USE

- 1 380 South 4th Street
- 2 419 Grand Street
- 3 332 Rodney Street
- 4 51 Havemeyer Street
- 5 121 Norman Avenue
- 6 735 Wythe Avenue
- 7 347 Union Avenue
- 8 175 Richardson Street

### DEVELOPMENT SITES

- 1 209 North 11th Street
- 2 12 Berry Street
- 3 19 Wythe Avenue
- 4 104 Frost Street
- 5 329 Graham Avenue
- 6 130 Huron Street
- 7 46 Diamond Street

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

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**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**