



NORTH BROOKLYN MARKET REPORT

AUGUST 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN AUGUST 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$23.98M

\$ VOLUME SOLD

22

UNITS SOLD

0

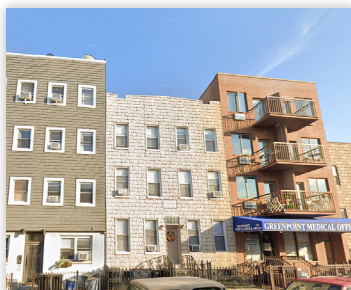
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1036 Manhattan Avenue	\$14,000,000	Greenpoint	Development	1
2	148 Norman Avenue	\$2,360,000	Greenpoint	Multi-Family	6
3	217 South 4th Street	\$2,200,000	Williamsburg	Mixed Use	3
4	109 South 9th Street	\$2,000,000	Williamsburg	Multi-Family	4
5	219 South 4th Street	\$1,800,000	Williamsburg	Mixed Use	3
6	81 Beadel Street	\$1,620,000	Greenpoint	Multi-Family	5



1036 MANHATTAN AVE



148 NORMAN AVE



217 SOUTH 4TH ST



109 SOUTH 9TH ST

NORTH BROOKLYN

AUGUST 2023 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO JULY 2023

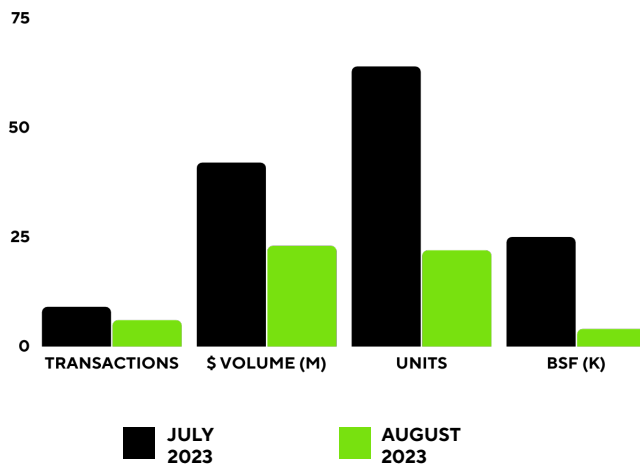
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	9	\$42,550,000	64	252,702
AUGUST 2023	6	\$23,980,000	22	41,472
% of CHANGE	↓ -33% MoM	↓ -44% MoM	↓ -66% MoM	↓ -84% MoM

YEAR OVER YEAR

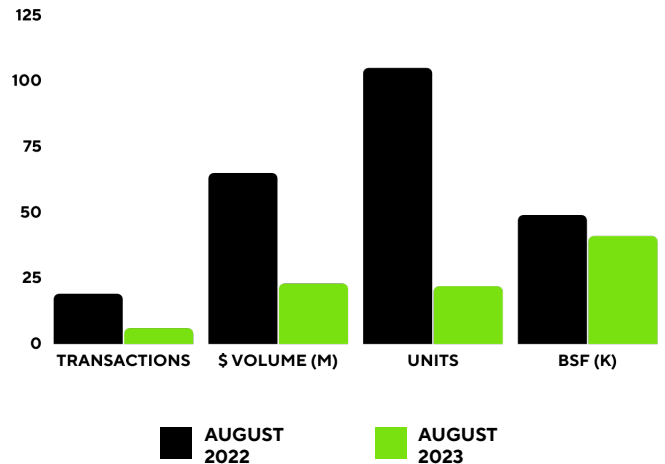
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2022	19	\$65,093,987	105	49,953
AUGUST 2023	6	\$23,980,000	22	41,472
% of CHANGE	↓ -68% YoY	↓ -63% YoY	↓ -79% YoY	↓ -17% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Brooklyn Team for More Information

DEREK BESTREICH
718.360.8802

LUKE SPROVIERO
718.360.8803

DONAL FLAHERTY
718.360.8823

COREY HAYNES
718.360.1942

THOMAS VENTURA
718.360.2767

SAL MONTEVERDE
718.360.5933



NORTH BROOKLYN AUGUST 2023 REPORT

THE NORTH BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**DONAL
FLAHERTY**
718.360.8823
donal@iprg.com

**COREY
HAYNES**
718.360.1942
chaynes@iprg.com

**THOMAS
VENTURA**
718.360.2767
tventura@iprg.com

**SAL
MONTEVERDE**
718.360.5933
smonteverde@iprg.com