



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

Q3 MULTIFAMILY METRICS

17

TRANSACTIONS SOLD

\$38.63M

\$ VOLUME SOLD

101

UNITS SOLD



550 VAN BUREN ST



455 LEXINGTON AVE



17-09 MADISON ST



16 HOWARD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	550 Van Buren Street	\$4,780,000	Bed-Stuy	8
2	455 Lexington Avenue	\$3,715,000	Bed-Stuy	5
3	17-09 Madison Street	\$3,400,000	Ridgewood	6
4	16 Howard Avenue	\$3,047,645	Bed-Stuy	8
5	60-40 67th Avenue	\$2,700,000	Ridgewood	4
6	140 Monroe Street	\$2,600,000	Bed-Stuy	4
7	375 Chauncey Street	\$2,235,000	Bed-Stuy	6
8	1518 Jefferson Avenue	\$2,200,000	Bushwick	6
9	280 Suydam Street	\$2,200,000	Bushwick	6
10	146 Quincy Street	\$1,970,000	Bed-Stuy	4
11	47 Stanhope Street	\$1,850,000	Bushwick	6
12	10-42 Cypress Avenue	\$1,550,000	Ridgewood	12
13	16-11 Hancock Street	\$1,500,000	Ridgewood	4
14	415 Himrod Street	\$1,270,000	Bushwick	6
15	655 Woodward Avenue	\$1,255,000	Ridgewood	6
16	6629 Forest Avenue	\$1,200,000	Ridgewood	4
17	17-03 Palmetto Street	\$1,160,000	Ridgewood	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

NORTHEAST BROOKLYN & QUEENS

Q3 MIXED-USE METRICS

7

TRANSACTIONS SOLD

\$13.02M

\$ VOLUME SOLD

36

UNITS SOLD



105 WILSON AVE



153 WILSON AVE



1822 FULTON ST



563 GATES AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	105 Wilson Avenue	\$2,750,000	Bushwick	5
2	153 Wilson Avenue	\$2,350,000	Bushwick	6
3	1822 Fulton Street	\$2,000,000	Bed-Stuy	3
4	563 Gates Avenue	\$1,950,000	Bed-Stuy	5
5	455 Marcus Garvey Boulevard	\$1,885,000	Bed-Stuy	6
6	413 Tompkins Avenue	\$1,060,000	Bed-Stuy	7
7	1195 Bushwick Avenue	\$1,029,720	Bushwick	4

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

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

Neighborhoods: Bed-Stuy, Ridgewood, Bushwick

NORTHEAST BROOKLYN & QUEENS
Q3 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$1.25M

\$ VOLUME SOLD

5,500

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	183 Troutman Street	\$1,250,000	Bushwick	5,500

*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023
Zip Codes: 11205, 11206, 11207, 11216, 11221, 11233, 11237, 11385
Neighborhoods: Bed-Stuy, Ridgewood, Bushwick

Q3 2023 COMPLETE MARKET METRICS

25

TRANSACTIONS SOLD

-55% YoY

\$52.90M

\$ VOLUME SOLD

-65% YoY

137

UNITS SOLD

-62% YoY

5,500

BUILDABLE SF SOLD

-92% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

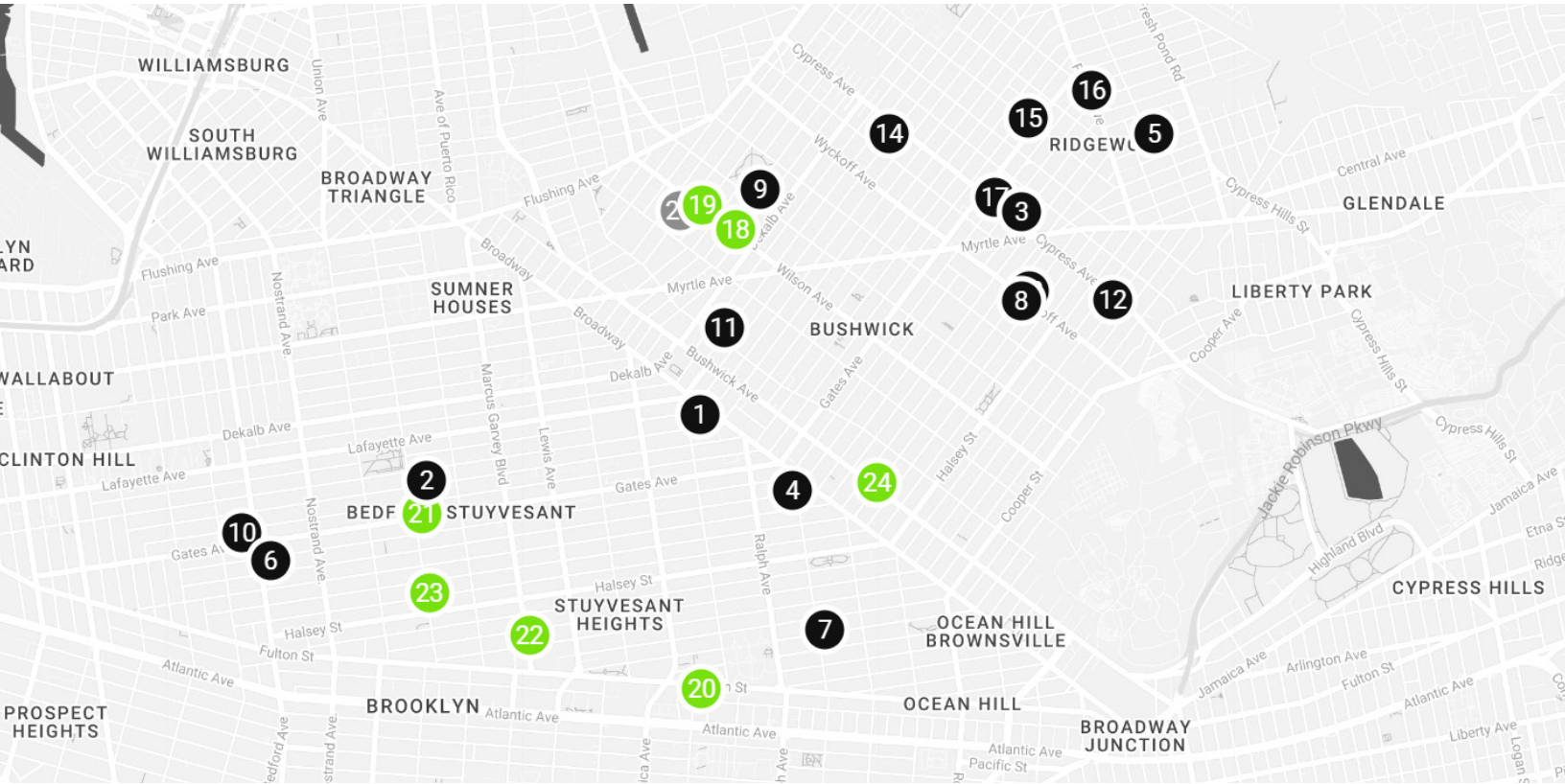
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$626 +28% YoY	\$477 +33% YoY	\$0 -100% YoY
\$/UNIT	\$539,409 +17% YoY	\$380,565 +7% YoY	

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$369 -30% YoY	\$450 +50% YoY	\$227 -35% YoY
\$/UNIT	\$313,333 -27% YoY	\$399,699 +36% YoY	

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$442 +34 YoY	\$0 -100% YoY	\$0 0% YoY
\$/UNIT	\$349,762 +31% YoY	\$0 -100% YoY	



MULTIFAMILY

- 1 550 Van Buren Street
- 2 455 Lexington Avenue
- 3 17-09 Madison Street
- 4 16 Howard Avenue
- 5 60-40 67th Avenue
- 6 140 Monroe Street
- 7 375 Chauncey Street
- 8 1518 Jefferson Avenue
- 9 280 Suydam Street
- 10 146 Quincy Street
- 11 47 Stanhope Street
- 12 10-42 Cypress Avenue
- 13 16-11 Hancock Street
- 14 415 Himrod Street
- 15 655 Woodward Avenue
- 16 6629 Forest Avenue
- 17 17-03 Palmetto Street

MIXED USE

- 18 105 Wilson Avenue
- 19 153 Wilson Avenue
- 20 1822 Fulton Street
- 21 563 Gates Avenue
- 22 455 Marcus Garvey Boulevard
- 23 413 Tompkins Avenue
- 24 1195 Bushwick Avenue

DEVELOPMENT SITES

- 25 183 Troutman Street



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CONTACT THE **NORTHEAST BROOKLYN & QUEENS** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES