



NORTH BROOKLYN MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q3 MULTIFAMILY METRICS

16

TRANSACTIONS SOLD

\$55.28M

\$ VOLUME SOLD

107

UNITS SOLD



117 NORTH 4TH ST



413 SOUTH 5TH ST



118 NORTH 9TH ST



199 NORTH 6TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	117 North 4th Street	\$9,750,000	Williamsburg	8
2	413 South 5th Street	\$4,982,952	Williamsburg	5
3	118 North 9th Street	\$4,275,000	Williamsburg	4
4	199 North 6th Street	\$4,275,000	Williamsburg	4
5	11 Stagg Street	\$4,100,000	Williamsburg	4
6	30 Richardson Street	\$3,750,000	Williamsburg	5
7	231 North 5th Street	\$3,100,000	Williamsburg	6
8	158 South 3rd Street	\$3,025,000	Williamsburg	30
9	110 South 2nd Street	\$3,000,000	Williamsburg	4
10	168 North 6th Street	\$3,000,000	Williamsburg	4
11	461 Lorimer Street	\$2,800,000	Williamsburg	5
12	148 Norman Avenue	\$2,360,000	Greenpoint	6
13	549 Meeker Avenue	\$2,250,000	Greenpoint	5
14	109 South 9th Street	\$2,000,000	Williamsburg	4
15	81 Beadel Street	\$1,620,000	Greenpoint	5
16	178 Kent Street	\$1,000,000	Greenpoint	8

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

Zip Codes: 11211, 11222, 11249, 11206

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q3 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$35.32M

\$ VOLUME SOLD

41

UNITS SOLD



157 WYTHE AVE



103 BERRY ST



211 JOHNSON AVE



157 GREENPOINT AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	157 Wythe Avenue	\$15,000,000	Williamsburg	7
2	103 Berry Street	\$3,900,000	Williamsburg	7
3	211 Johnson Avenue	\$3,300,000	Williamsburg	7
4	157 Greenpoint Avenue	\$3,000,000	Greenpoint	4
5	28 Richardson Street	\$2,300,000	Williamsburg	2
6	217 South 4th Street	\$2,200,000	Williamsburg	3
7	182 Norman Avenue	\$2,175,000	Greenpoint	5
8	219 South 4th Street	\$1,800,000	Williamsburg	3
9	384 South 2nd Street	\$1,650,000	Williamsburg	3

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

Zip Codes: 11211, 11222, 11249, 11206

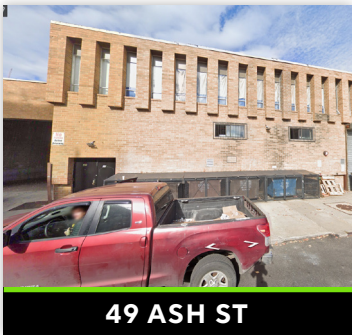
Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN
Q3 DEVELOPMENT SITE METRICS

2
TRANSACTIONS SOLD

\$32.75M
\$ VOLUME SOLD

294,174
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	49 Ash Street	\$18,750,000	Greenpoint	252,702
2	1036 Manhattan Avenue	\$14,000,000	Greenpoint	41472

Development Site Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023
Zip Codes: 11211, 11222, 11249, 12206
Neighborhoods: Greenpoint, Williamsburg

Q3 2023 COMPLETE MARKET METRICS

27

TRANSACTIONS SOLD
-29% YoY

\$123.36M

\$ VOLUME SOLD
-33% YoY

148

UNITS SOLD
-27% YoY

294,174

BUILDABLE SF SOLD
+230% YoY

PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$889 -22% YoY	\$895 +4% YoY	\$0 -100% YoY
\$/UNIT	\$775,445 -9% YoY	\$886,395 +8% YoY	

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$462 -13% YoY	\$543 -23% YoY	\$206 -39% YoY
\$/UNIT	\$323,083 -16% YoY	\$592,500 -3% YoY	

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 117 North 4th Street
- 2 413 South 5th Street
- 3 118 North 9th Street
- 4 199 North 6th Street
- 5 11 Stagg Street
- 6 30 Richardson Street
- 7 231 North 5th Street
- 8 158 South 3rd Street
- 9 110 South 2nd Street
- 10 168 North 6th Street
- 11 461 Lorimer Street
- 12 148 Norman Avenue
- 13 549 Meeker Avenue
- 14 109 South 9th Street
- 15 81 Beadel Street
- 16 178 Kent Street

MIXED USE

- 17 157 Wythe Avenue
- 18 103 Berry Street
- 19 211 Johnson Avenue
- 20 157 Greenpoint Avenue
- 21 28 Richardson Street
- 22 217 South 4th Street
- 23 182 Norman Avenue
- 24 219 South 4th Street
- 25 384 South 2nd Street

DEVELOPMENT SITES

- 26 49 Ash Street
- 27 1036 Manhattan Avenue

CONTACT THE NORTH BROOKLYN TEAM FOR MORE INFORMATION

**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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES