



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS OCTOBER 2023 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$39.91M

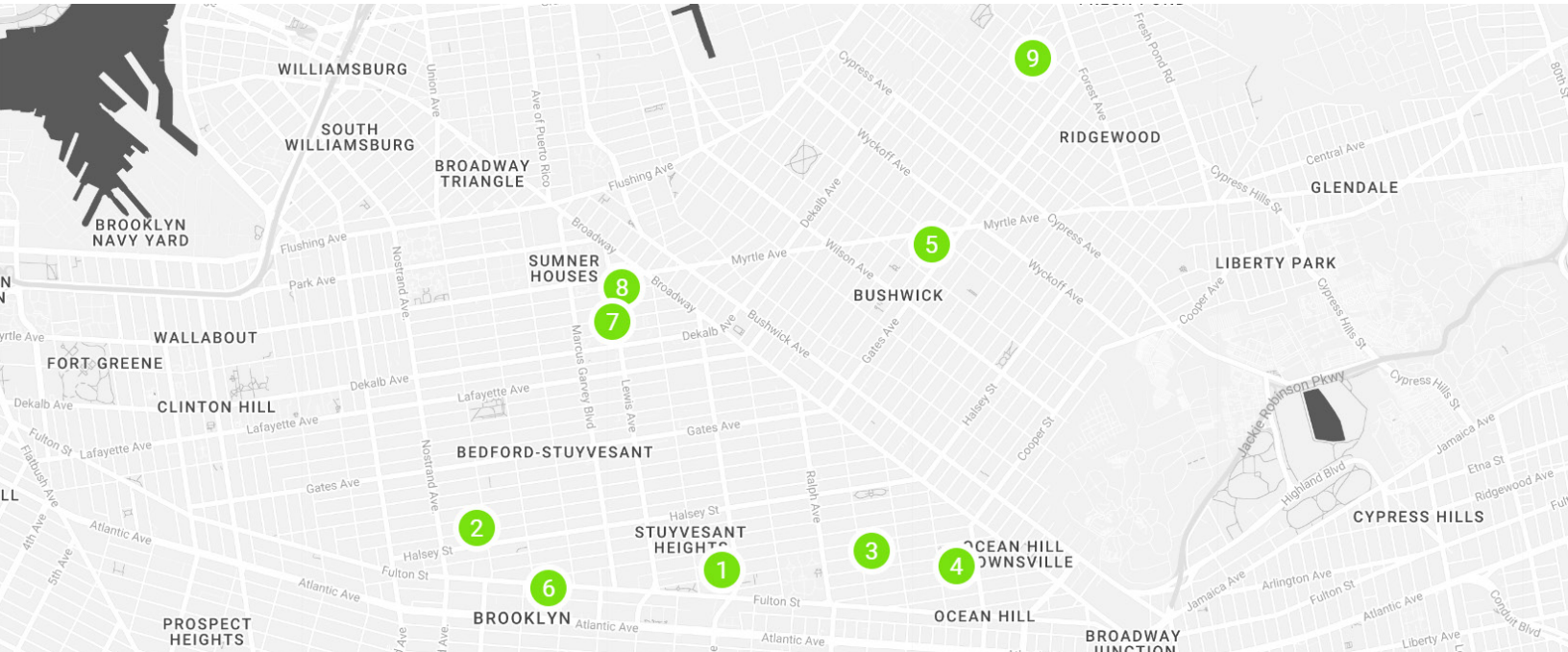
\$ VOLUME SOLD

96

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	180 Bainbridge Street	\$22,437,500	Bed-Stuy	Multi-Family	48
2	385 Chauncey Street	\$3,200,000	Bed-Stuy	Multi-Family	6
3	217 Hancock Street	\$2,700,000	Bed-Stuy	Multi-Family	10
4	303 Sumpter Street	\$2,689,000	Ocean Hill	Multi-Family	8
5	313 Linden Street	\$2,392,000	Bushwick	Multi-Family	4
6	1468 Fulton Street	\$1,900,000	Bed-Stuy	Mixed Use	7
7	86 Lewis Avenue	\$1,800,000	Bed-Stuy	Mixed Use	5
8	353 Vernon Avenue	\$1,425,000	Bed-Stuy	Multi-Family	4
9	20-26 Bleecker Street	\$1,375,000	Ridgewood	Multi-Family	4



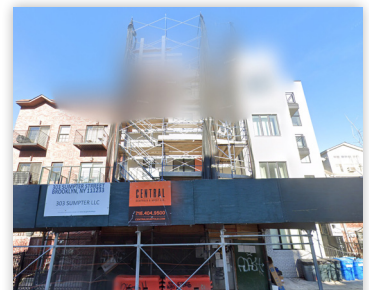
180 BAINBRIDGE ST



385 CHAUNCEY ST



217 HANCOCK ST



303 SUMPTER ST

NORTHEAST BROOKLYN AND QUEENS

OCTOBER 2023 MARKET ANALYSIS

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

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

Neighborhoods: Bed-Stuy, Bushwick, Bed-Stuy, Ridgewood

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

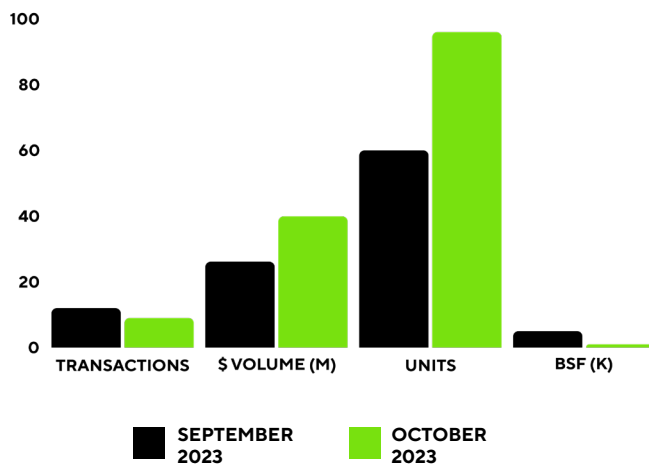
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	12	\$26,132,365	60	5,500
OCTOBER 2023	9	\$39,918,500	96	0
% of CHANGE	↓ -25% MoM	↑ +53% MoM	↑ +60% MoM	↓ -100% MoM

YEAR OVER YEAR

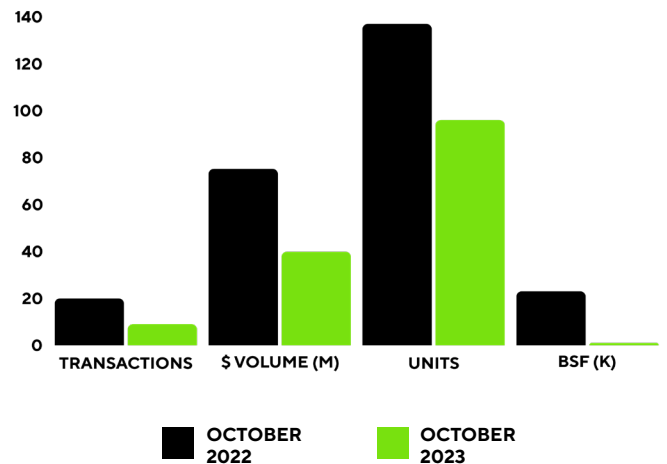
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	20	\$75,235,070	137	23,470
OCTOBER 2023	9	\$39,918,500	96	
% of CHANGE	↓ -55% YoY	↓ -47% YoY	↓ -30% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

DEREK BESTREICH
718.360.8802

STEVE REYNOLDS
718.360.8807

TOM REYNOLDS
718.360.8817

BRIAN DAVILA
718.360.8849

NOAH MIDDLEKAUFF
718.360.8557



NORTHEAST BROOKLYN AND QUEENS OCTOBER 2023 REPORT

THE NORTHEAST BROOKLYN AND QUEENS TEAM

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

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**NOAH
MIDDLEKAUFF**
718.360.8557
nmiddlekauff@iprg.com