



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

Q4 MULTIFAMILY METRICS

19

TRANSACTIONS SOLD

\$36.21M

\$ VOLUME SOLD

148

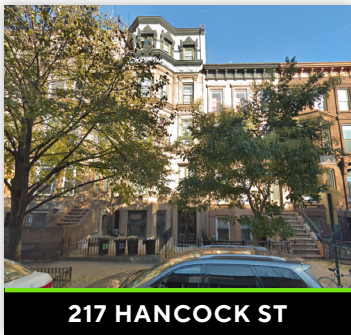
UNITS SOLD



180 BAINBRIDGE ST



385 CHAUNCEY ST



217 HANCOCK ST



303 SUMPTER ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	180 Bainbridge Street	\$22,437,500	Bed-Stuy	48
2	385 Chauncey Street	\$3,200,000	Bed-Stuy	6
3	217 Hancock Street	\$2,700,000	Bed-Stuy	10
4	303 Sumpter Street	\$2,689,000	Ocean Hill	8
5	313 Linden Street	\$2,392,000	Bushwick	4
6	353 Vernon Avenue	\$1,425,000	Bed-Stuy	4
7	20-26 Bleecker Street	\$1,375,000	Ridgewood	4
8	827 Putnam Avenue	\$1,800,000	Bed-Stuy	4
9	373 Mac Donough Street	\$1,760,000	Bed-Stuy	4
10	168 Sumpter Street	\$1,520,000	Bed-Stuy	6
11	403 Woodbine Street	\$1,425,000	Bushwick	6
12	20-18 Palmetto Street	\$1,230,000	Ridgewood	6
13	20-39 Gates Avenue	\$1,100,000	Ridgewood	6
14	923 Bedford Avenue	\$3,350,000	Bed-Stuy	6
15	146 Jefferson Avenue	\$2,100,000	Bed-Stuy	4
16	19-34 Palmetto Street	\$1,650,000	Ridgewood	6
17	863 Hart Street	\$1,475,000	Bushwick	6
18	168 Bleecker Street	\$1,120,000	Bushwick	6
19	128 Hancock Street	\$1,100,000	Bed-Stuy	4

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

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

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

NORTHEAST BROOKLYN & QUEENS

Q4 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$23.34M

\$ VOLUME SOLD

75

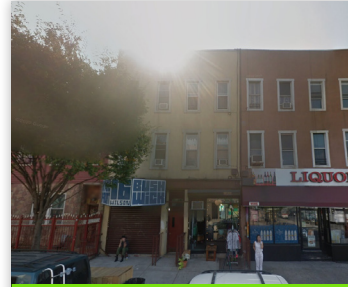
UNITS SOLD



1413 BUSHWICK AVE



242 KNICKERBOCKER AVE



16 WILSON AVE



1468 FULTON ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1413 Bushwick Avenue	\$2,425,000	Bushwick	7
2	242 Knickerbocker Avenue	\$2,300,000	Bushwick	5
3	16 Wilson Avenue	\$2,250,000	Bushwick	8
4	1468 Fulton Street	\$1,900,000	Bed-Stuy	7
5	86 Lewis Avenue	\$1,800,000	Bed-Stuy	5
6	109 Moffat Street	\$1,690,000	Bushwick	6
7	688 Woodward Avenue	\$1,575,000	Ridgewood	3
8	2017 Fulton Street	\$1,574,567	Ocean Hill	3
9	17-11 Linden Street	\$1,545,000	Ridgewood	11
10	1269 Broadway	\$1,530,000	Bushwick	7
11	1199 Halsey Street	\$1,325,000	Bushwick	4
12	153 Tompkins Avenue	\$1,210,000	Bed-Stuy	3
13	2055 Fulton Street	\$1,150,000	Ocean Hill	3
14	1788 Broadway	\$1,070,000	Ocean Hill	3

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

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

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

NORTHEAST BROOKLYN & QUEENS Q4 DEVELOPMENT SITE METRICS

6

TRANSACTIONS SOLD

\$18.04M

\$ VOLUME SOLD

79,880

BUILDABLE SF SOLD



285-295 WILLOUGHBY AVE



1351-1357 DEKALB AVE



966 GREENE AVE



678 LEXINGTON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	285-295 Willoughby Avenue	\$9,250,000	Bed-Stuy	35,020
2	1351-1357 Dekalb Avenue	\$3,500,000	Bushwick	18,920
3	966 Greene Avenue	\$1,861,860	Bed-Stuy	8,140
4	678 Lexington Avenue	\$1,190,000	Bed-Stuy	6,800
5	1042 Madison Street	\$1,180,000	Bushwick	5,500
6	1009 Decatur Street	\$1,060,000	Bushwick	5,500

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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

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

Q4 2023 COMPLETE MARKET METRICS

39

TRANSACTIONS SOLD

-15% YoY

\$77.60M

\$ VOLUME SOLD

-44% YoY

223

UNITS SOLD

-23% YoY

79,880

BUILDABLE SF SOLD

+82% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

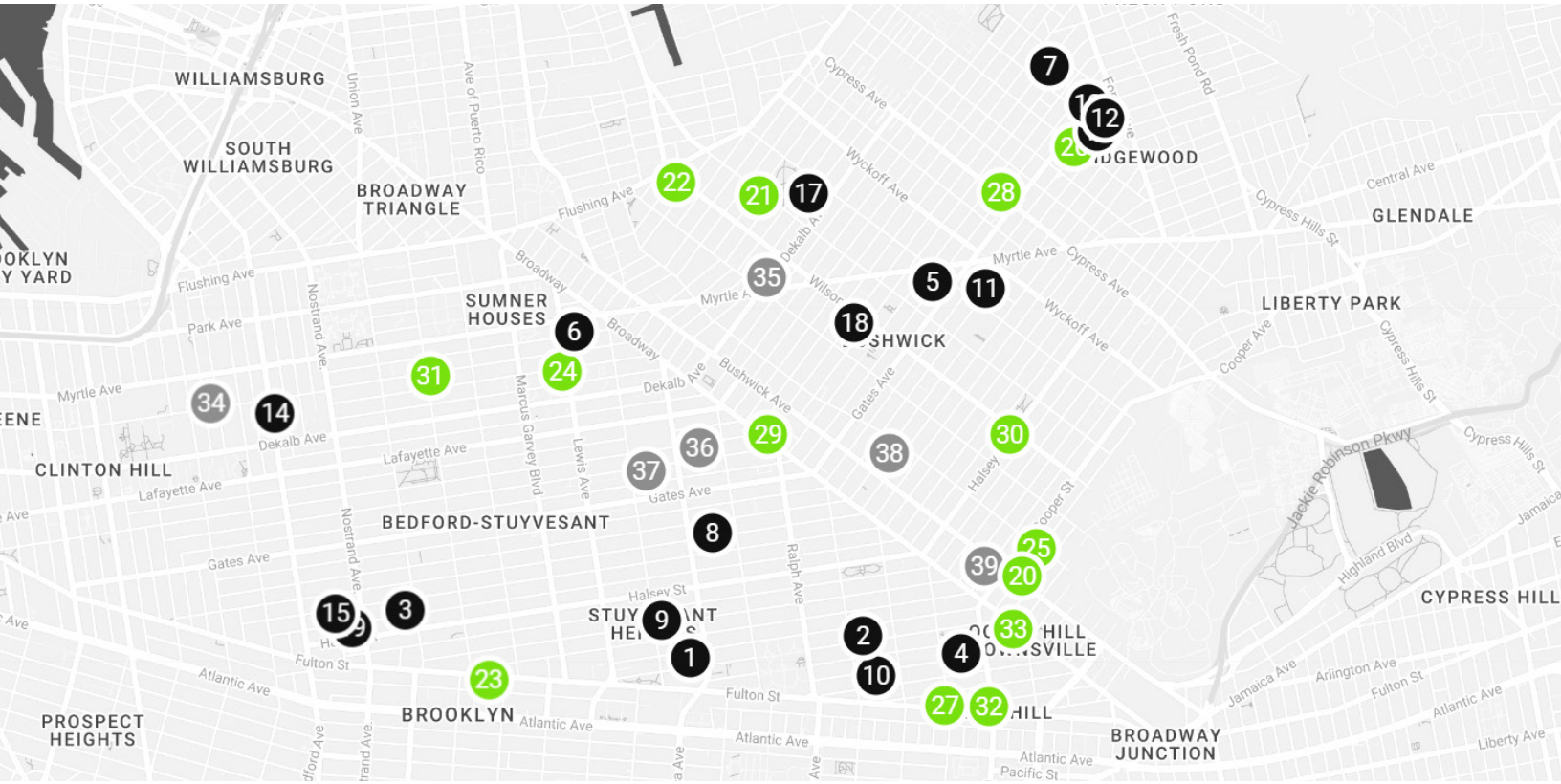
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$510 -32% YoY	\$408 -14% YoY	\$225 -22% YoY
\$/UNIT	\$412,870 -40% YoY	\$383,270 -23% YoY	

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$412 -9% YoY	\$441 -9% YoY	\$197 -17% YoY
\$/UNIT	\$320,825 -11% YoY	\$319,861 -29% YoY	

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$291 -26 YoY	\$358 -21% YoY	N/A -100% YoY
\$/UNIT	\$343,750 +14% YoY	\$332,727 -30% YoY	



MULTIFAMILY

- 1 180 Bainbridge Street
- 2 385 Chauncey Street
- 3 217 Hancock Street
- 4 303 Sumpter Street
- 5 313 Linden Street
- 6 353 Vernon Avenue
- 7 20-26 Bleecker Street
- 8 827 Putnam Avenue
- 9 373 Mac Donough Street
- 10 168 Sumpter Street
- 11 403 Woodbine Street
- 12 20-18 Palmetto Street
- 13 20-39 Gates Avenue
- 14 923 Bedford Avenue
- 15 146 Jefferson Avenue
- 16 19-34 Palmetto Street
- 17 863 Hart Street
- 18 168 Bleecker Street
- 19 128 Hancock Street

MIXED USE

- 20 1413 Bushwick Avenue
- 21 242 Knickerbocker Avenue
- 22 16 Wilson Avenue
- 23 1468 Fulton Street
- 24 86 Lewis Avenue
- 25 109 Moffat Street
- 26 688 Woodward Avenue
- 27 2017 Fulton Street
- 28 17-11 Linden Street
- 29 1269 Broadway
- 30 1199 Halsey Street
- 31 153 Tompkins Avenue
- 32 2055 Fulton Street
- 33 1788 Broadway

DEVELOPMENT SITES

- 34 285-295 Willoughby Avenue
- 35 1351-1357 Dekalb Avenue
- 36 966 Greene Avenue
- 37 678 Lexington Avenue
- 38 1042 Madison Street
- 39 1009 Decatur Street



NORTHEAST BROOKLYN & QUEENS

Q4 2023 MARKET REPORT

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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES