

An aerial photograph of a city skyline, likely New York City, showing various buildings and structures. A large black rectangular overlay is positioned in the upper half of the image, containing white text. Below the black overlay is a bright green rectangular box containing white text. The bottom of the image shows a detailed view of a multi-story building with many windows.

NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS FEBRUARY 2024 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$30.29M

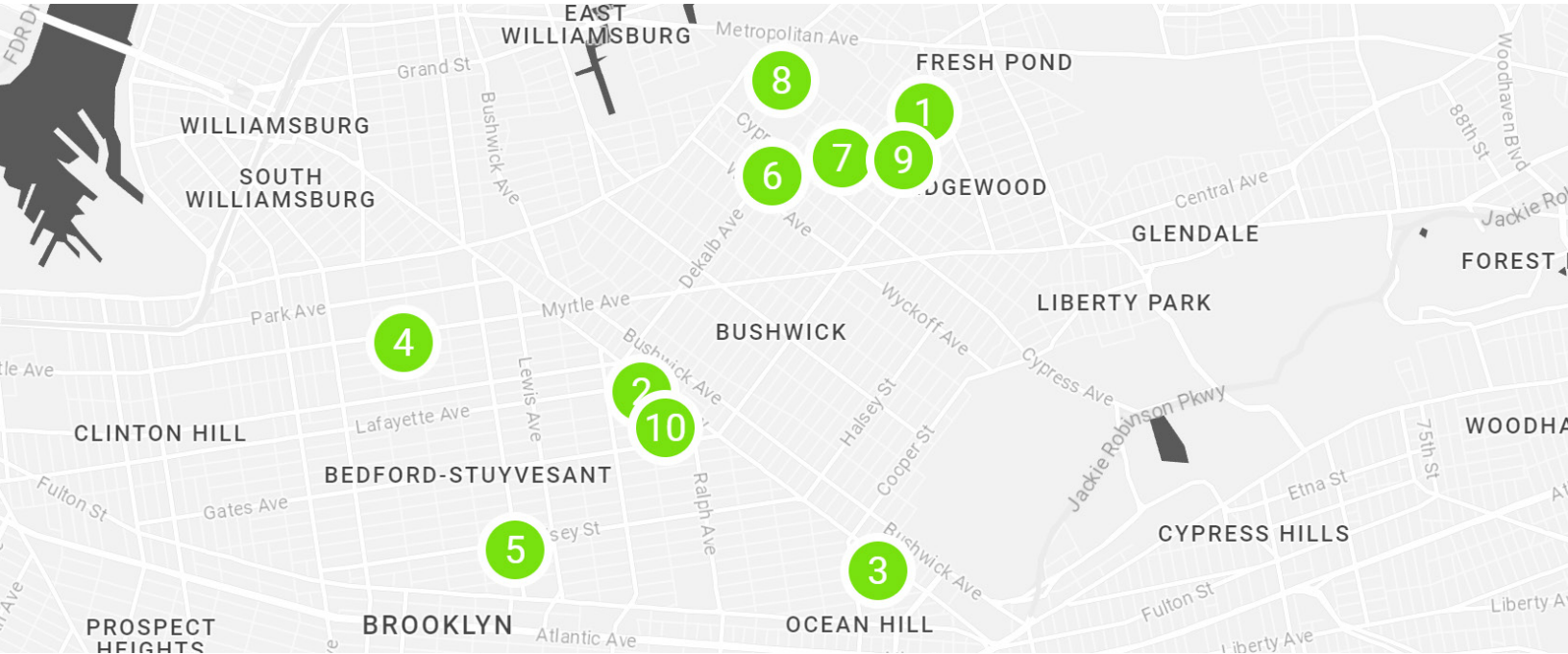
\$ VOLUME SOLD

68

UNITS SOLD

44,400

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	583 Grandview Avenue	\$8,662,500	Ridgewood	Development	1
2	18-20 Patchen Avenue	\$3,500,000	Bed-Stuy	Multi-Family	10
3	389 Sumpter Street	\$3,206,458	Ocean Hill	Multi-Family	8
4	131 Vernon Avenue	\$2,780,000	Bed-Stuy	Multi-Family	4
5	339 Macon Street	\$2,600,000	Bed-Stuy	Mixed Use	5
6	132 Saint Nicholas Avenue	\$1,900,000	Bushwick	Mixed Use	5
7	18-14 Harman Street	\$1,750,000	Ridgewood	Multi-Family	6
8	18-72 Starr Street	\$1,250,000	Ridgewood	Multi-Family	4
9	607 Woodward Avenue	\$1,250,000	Ridgewood	Mixed Use	8
10	795 Quincy Street	\$1,200,000	Bed-Stuy	Multi-Family	5

SELECT SALES ACTIVITY ABOVE



583 GRANDVIEW AVE



18-20 PATCHEN AVE



389 SUMPTER ST



131 VERNON AVE

NORTHEAST BROOKLYN AND QUEENS

FEBRUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2024 - FEBRUARY 29, 2024

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

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

MONTH OVER MONTH

COMPARED TO JANUARY 2024

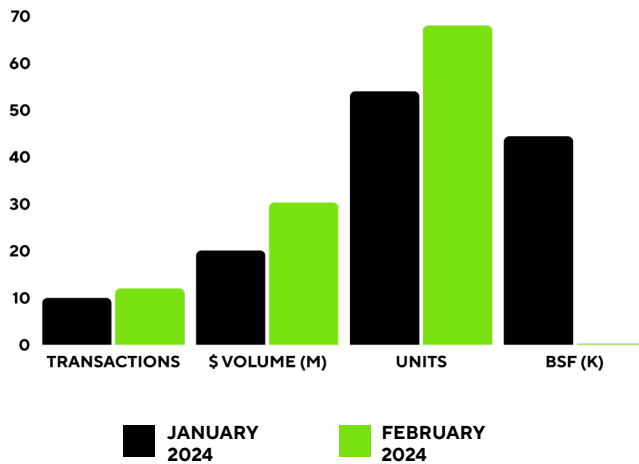
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	10	\$20,100,000	54	0
FEBRUARY 2024	12	\$30,292,058	68	44,400
% of CHANGE	↑ +20% MoM	↑ +51% MoM	↑ +26% MoM	↑ +100% MoM

YEAR OVER YEAR

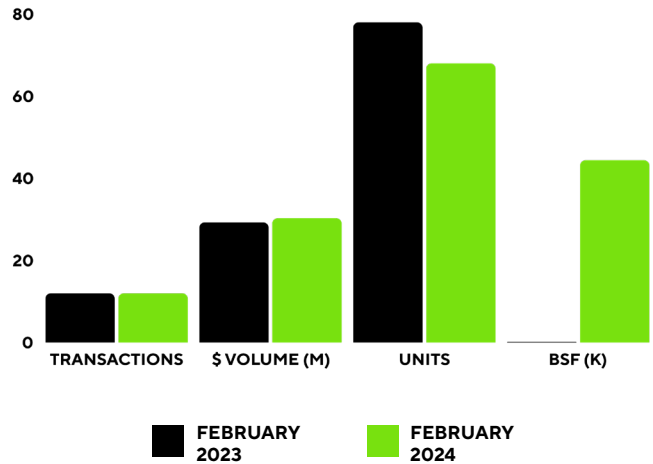
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	12	\$29,276,733	78	0
FEBRUARY 2024	12	\$30,292,058	68	44,400
% of CHANGE	0% YoY	↑ +3% YoY	↓ -13% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

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NORTHEAST BROOKLYN AND QUEENS FEBRUARY 2024 REPORT

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