



# **NORTH BROOKLYN MARKET REPORT**

**FEBRUARY 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH BROOKLYN FEBRUARY 2024 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$39.11M

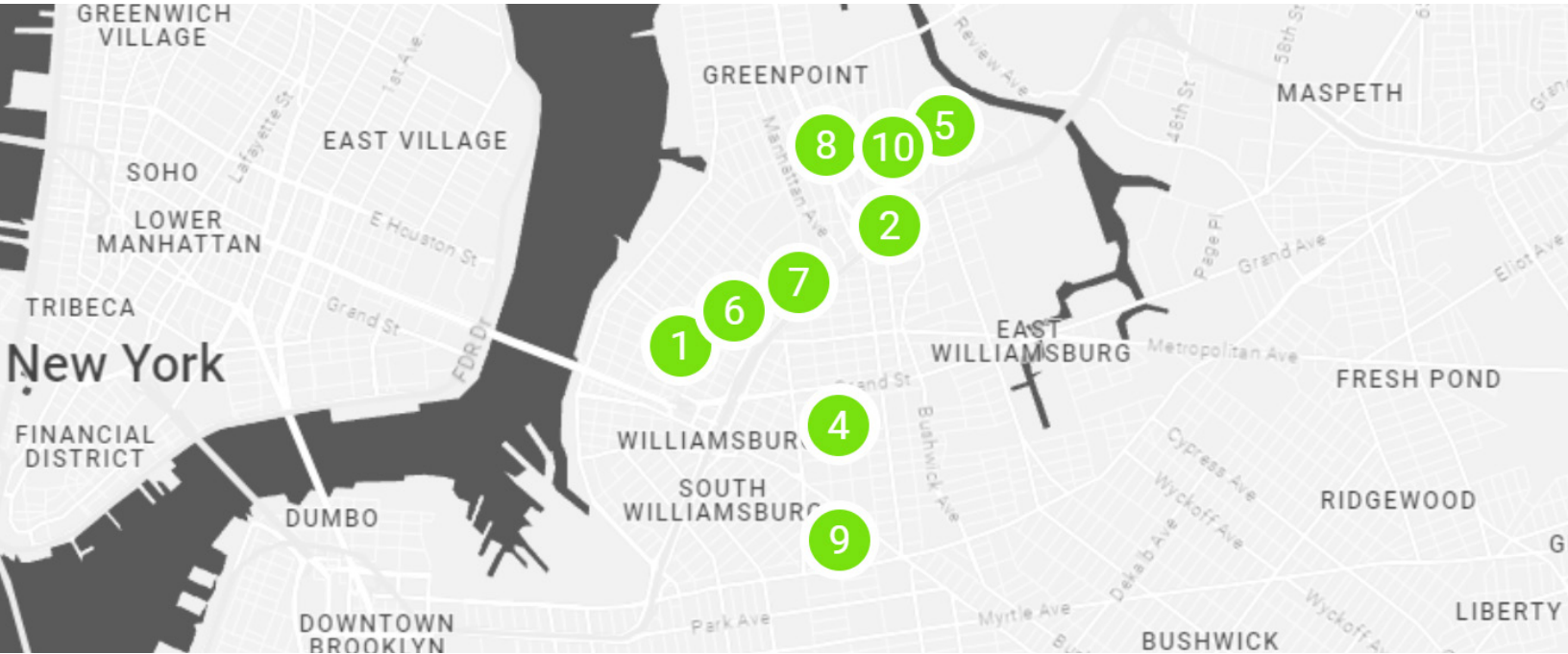
\$ VOLUME SOLD

40

UNITS SOLD

41,520

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	216 Grand Street	\$8,000,000	Williamsburg	Mixed Use	4
2	549 Meeker Avenue	\$4,618,000	Greenpoint	Multi-Family	5
3	157 Leonard Street	\$4,000,000	Williamsburg	Development	0
4	74 Stagg Street	\$4,000,000	Williamsburg	Development	0
5	106 Apollo Street	\$3,500,900	Greenpoint	Development	1
6	104 Roebling Street	\$3,300,000	Williamsburg	Mixed Use	2
7	37 Frost Street	\$2,950,000	Williamsburg	Multi-Family	6
8	111 Newel Street	\$2,750,000	Greenpoint	Multi-Family	8
9	91 Gerry Street	\$2,500,000	Williamsburg	Mixed Use	7
10	235 Nassau Avenue	\$2,000,000	Greenpoint	Multi-Family	6

SELECT SALES ACTIVITY ABOVE



216 GRAND ST



549 MEEKER AVE



157 LEONARD ST



74 STAGG ST

# NORTH BROOKLYN

## JANUARY 2024 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

### MONTH OVER MONTH

COMPARED TO JANUARY 2024

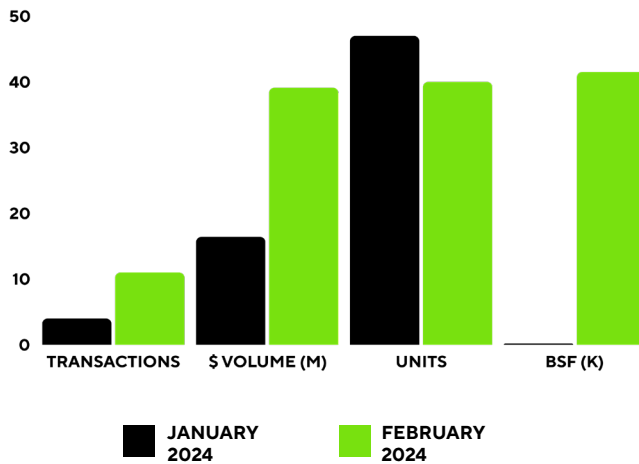
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JANUARY 2024</b>	4	\$16,430,000	47	0
<b>FEBRUARY 2024</b>	11	\$39,119,800	40	41,520
<b>% of CHANGE</b>	↑ +175% MoM	↑ +138% MoM	↓ -15% MoM	↑ +100% MoM

### YEAR OVER YEAR

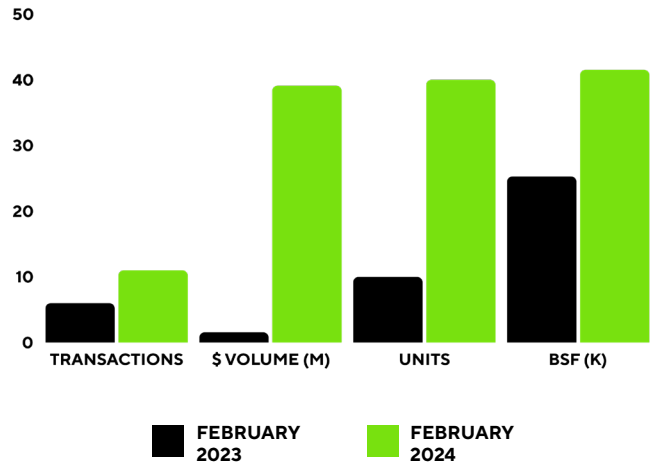
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>FEBRUARY 2023</b>	6	\$1,575,000	10	25,300
<b>FEBRUARY 2024</b>	11	\$39,119,800	40	41,520
<b>% of CHANGE</b>	↑ +83% YoY	↑ +2384% YoY	↑ +300% YoY	↑ +64% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the North Brooklyn Team for More Information

DEREK BESTREICH  
718.360.8802

LUKE SPROVIERO  
718.360.8803

DONAL FLAHERTY  
718.360.8823

COREY HAYNES  
718.360.1942

THOMAS VENTURA  
718.360.2767

SAL MONTEVERDE  
718.360.5933

# IPRG

## NORTH BROOKLYN FEBRUARY 2024 REPORT

### THE NORTH BROOKLYN TEAM

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

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**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

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**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