



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS Q1 MULTIFAMILY METRICS

24

TRANSACTIONS SOLD

\$45.76M

\$ VOLUME SOLD

129

UNITS SOLD



18-20 PATCHEN AVE



234 SAINT NICHOLAS AVE



389 SUMPTER ST



131 VERNON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	18-20 Patchen Avenue	\$3,500,000	Bed-Stuy	10
2	234 Saint Nicholas Avenue	\$3,240,000	Bushwick	5
3	389 Sumpter Street	\$3,206,458	Ocean Hill	8
4	131 Vernon Avenue	\$2,780,000	Bed-Stuy	4
5	537 Marcy Avenue	\$2,600,000	Bed-Stuy	4
6	18-96 Stockholm Street	\$2,575,000	Ridgewood	5
7	422 Jefferson Avenue	\$2,050,000	Bed-Stuy	4
8	1889 Troutman Street	\$2,000,000	Ridgewood	6
9	453 Irving Avenue	\$1,987,500	Bushwick	6
10	29 Herkimer Street	\$1,938,880	Bed-Stuy	4
11	205 Quincy Street	\$1,800,000	Bed-Stuy	8
12	245 Himrod Street	\$1,775,000	Bushwick	6
13	18-14 Harman Street	\$1,750,000	Ridgewood	6
14	62-15 Catalpa Avenue	\$1,500,000	Ridgewood	6
15	405 Linden Street	\$1,500,000	Bushwick	5
16	403 Linden Street	\$1,500,000	Bushwick	5
17	536 A Monroe Street	\$1,430,000	Bed-Stuy	4
18	410 Monroe Street	\$1,425,000	Bed-Stuy	4
19	580 Lafayette Avenue	\$1,361,707	Bed-Stuy	4
20	18-72 Starr Street	\$1,250,000	Ridgewood	4

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - MARCH 31, 2024

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

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

NORTHEAST BROOKLYN & QUEENS

Q1 MIXED-USE METRICS

10

TRANSACTIONS SOLD

\$20.74M

\$ VOLUME SOLD

61

UNITS SOLD



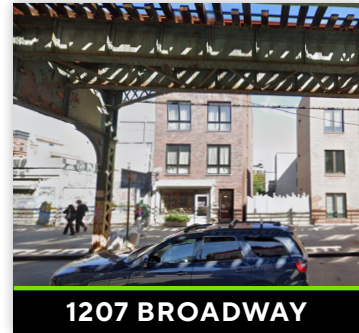
960 MYRTLE AVE



339 MACON ST



1556 FULTON ST



1207 BROADWAY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	960 Myrtle Avenue	\$3,550,000	Bed-Stuy	10
2	339 Macon Street	\$2,600,000	Bed-Stuy	5
3	1556 Fulton Street	\$2,450,000	Bed-Stuy	7
4	1207 Broadway	\$2,300,000	Bushwick	8
5	1535 Greene Avenue	\$2,230,000	Bushwick	6
6	1468 Myrtle Avenue	\$2,000,000	Bushwick	3
7	132 Saint Nicholas Avenue	\$1,900,000	Bushwick	5
8	2055 Fulton Street	\$1,255,000	Ocean Hill	3
9	607 Woodward Avenue	\$1,250,000	Ridgewood	8
10	63-48 Forest Avenue	\$1,210,000	Ridgewood	6

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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

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

NORTHEAST BROOKLYN & QUEENS Q1 DEVELOPMENT SITE METRICS

2
TRANSACTIONS SOLD

\$14.16M
\$ VOLUME SOLD

78,054
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	583 Grandview Avenue	\$8,662,500	Ridgewood	44,400
2	880 Quincy Street	\$5,500,000	Bed-Stuy	33,654

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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

Q1 2024 COMPLETE MARKET METRICS

36

TRANSACTIONS SOLD
-8% YoY

\$80.67M

\$ VOLUME SOLD
-14% YoY

190

UNITS SOLD
-21% YoY

78,054

BUILDABLE SF SOLD
+31% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

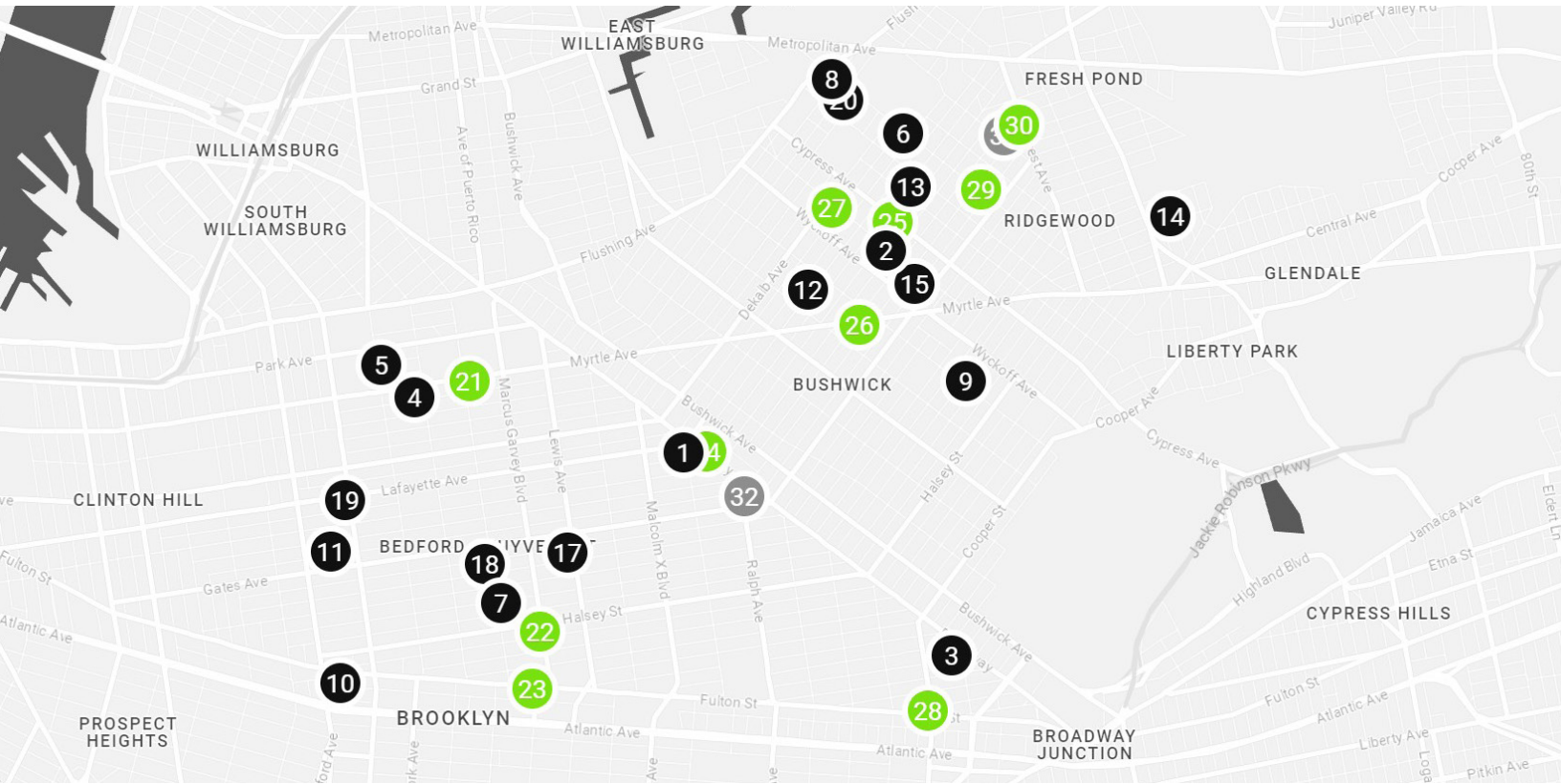
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$591 +15% YoY	\$475 +11% YoY	\$163 -14% YoY
\$/UNIT	\$398,448 -12% YoY	\$408,333 -31% YoY	

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$446 -24% YoY	\$439 +5% YoY	N/A 0% YoY
\$/UNIT	\$362,514 -20% YoY	\$346,389 -21% YoY	

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$392 +14 YoY	\$217 -46% YoY	\$195 +15% YoY
\$/UNIT	\$316,475 +16% YoY	\$178,958 -63% YoY	



MULTIFAMILY

- 1 18-20 Patchen Avenue
- 2 234 Saint Nicholas Avenue
- 3 389 Sumpter Street
- 4 131 Vernon Avenue
- 5 537 Marcy Avenue
- 6 18-96 Stockholm Street
- 7 422 Jefferson Avenue
- 8 1889 Troutman Street
- 9 453 Irving Avenue
- 10 29 Herkimer Street
- 11 205 Quincy Street
- 12 245 Himrod Street
- 13 18-14 Harman Street
- 14 62-15 Catalpa Avenue
- 15 405 Linden Street
- 16 403 Linden Street
- 17 536 A Monroe Street
- 18 410 Monroe Street
- 19 580 Lafayette Avenue
- 20 18-72 Starr Street

MIXED USE

- 21 960 Myrtle Avenue
- 22 339 Macon Street
- 23 1556 Fulton Street
- 24 1207 Broadway
- 25 1535 Greene Avenue
- 26 1468 Myrtle Avenue
- 27 132 Saint Nicholas Avenue
- 28 2055 Fulton Street
- 29 607 Woodward Avenue
- 30 63-48 Forest Avenue

DEVELOPMENT SITES

- 31 583 Grandview Avenue
- 32 880 Quincy Street



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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES