



NORTH BROOKLYN MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q1 MULTIFAMILY METRICS

12

TRANSACTIONS SOLD

\$41.84M

\$ VOLUME SOLD

101

UNITS SOLD



238 NORTH 5TH ST



186 HOOPER ST



231 NORTH HENRY ST



549 MEEKER AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	238 North 5th Street	\$6,150,000	Williamsburg	8
2	186 Hooper Street	\$6,050,000	Williamsburg	31
3	231 North Henry Street	\$5,350,000	Greenpoint	6
4	549 Meeker Avenue	\$4,618,000	Greenpoint	5
5	37 Frost Street	\$2,950,000	Williamsburg	6
6	111 Newel Street	\$2,750,000	Greenpoint	8
7	181 South 2nd Street	\$2,725,000	Williamsburg	4
8	143 Rodney Street	\$2,630,000	Williamsburg	6
9	141 Meserole Avenue	\$2,585,000	Greenpoint	8
10	128 Bedford Avenue	\$2,500,000	Williamsburg	7
11	235 Nassau Avenue	\$2,000,000	Greenpoint	6
12	215 India Street	\$1,540,000	Greenpoint	6

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q1 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$36.92M

\$ VOLUME SOLD

51

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	216 Grand Street	\$8,000,000	Williamsburg	4
2	159 Franklin Street	\$6,100,000	Greenpoint	4
3	229 Kent Avenue	\$4,300,000	Williamsburg	3
4	814 Manhattan Avenue	\$4,200,000	Greenpoint	6
5	104 Roebling Street	\$3,300,000	Williamsburg	2
6	154 Franklin Street	\$3,275,000	Greenpoint	5
7	217 South 3rd Street	\$2,850,000	Williamsburg	16
8	91 Gerry Street	\$2,500,000	Williamsburg	7
9	1044 Manhattan Avenue	\$2,400,000	Greenpoint	4

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN Q1 DEVELOPMENT SITE METRICS

4

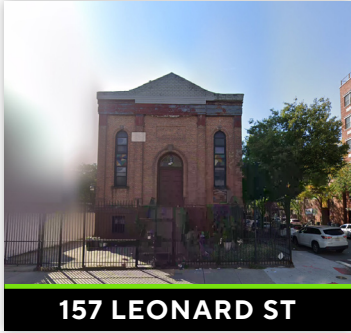
TRANSACTIONS SOLD

\$13.00M

\$ VOLUME SOLD

41,520

BUILDABLE SF SOLD



157 LEONARD ST



74 STAGG ST



106 APOLLO ST



83 APOLLO ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	157 Leonard Street	\$4,000,000	Williamsburg	7,500
2	74 Stagg Street	\$4,000,000	Williamsburg	2,500
3	106 Apollo Street	\$3,500,900	Greenpoint	10,720
4	83 Apollo Street	\$1,500,900	Greenpoint	20,800

*Development Site / Buildable Square Footage

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

Q1 2024 COMPLETE MARKET METRICS

25

TRANSACTIONS SOLD
 +32% YoY

\$91.77M

\$ VOLUME SOLD
 -19% YoY

152

UNITS SOLD
 +7% YoY

41,520

BUILDABLE SF SOLD
 +36% YoY

PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$688 +1% YoY	\$723 -3% YoY	\$1,067 +85% YoY
\$/UNIT	\$488,717 -20% YoY	\$267,634 -64% YoY	

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$617 -21% YoY	\$991 +100% YoY	\$199 +100% YoY
\$/UNIT	\$512,024 -41% YoY	\$651,667 +100% YoY	



MULTIFAMILY

- 1 238 North 5th Street
- 2 186 Hooper Street
- 3 231 North Henry Street
- 4 549 Meeker Avenue
- 5 37 Frost Street
- 6 111 Newel Street
- 7 181 South 2nd Street
- 8 143 Rodney Street
- 9 141 Meserole Avenue
- 10 128 Bedford Avenue
- 11 235 Nassau Avenue
- 12 215 India Street

MIXED USE

- 13 216 Grand Street
- 14 159 Franklin Street
- 15 229 Kent Avenue
- 16 814 Manhattan Avenue
- 17 104 Roebling Street
- 18 154 Franklin Street
- 19 217 South 3rd Street
- 20 91 Gerry Street
- 21 1044 Manhattan Avenue

DEVELOPMENT SITES

- 22 157 Leonard Street
- 23 74 Stagg Street
- 24 106 Apollo Street
- 25 83 Apollo Street



CONTACT THE **NORTH BROOKLYN** TEAM FOR MORE INFORMATION

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES