



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS APRIL 2024 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$21.29M

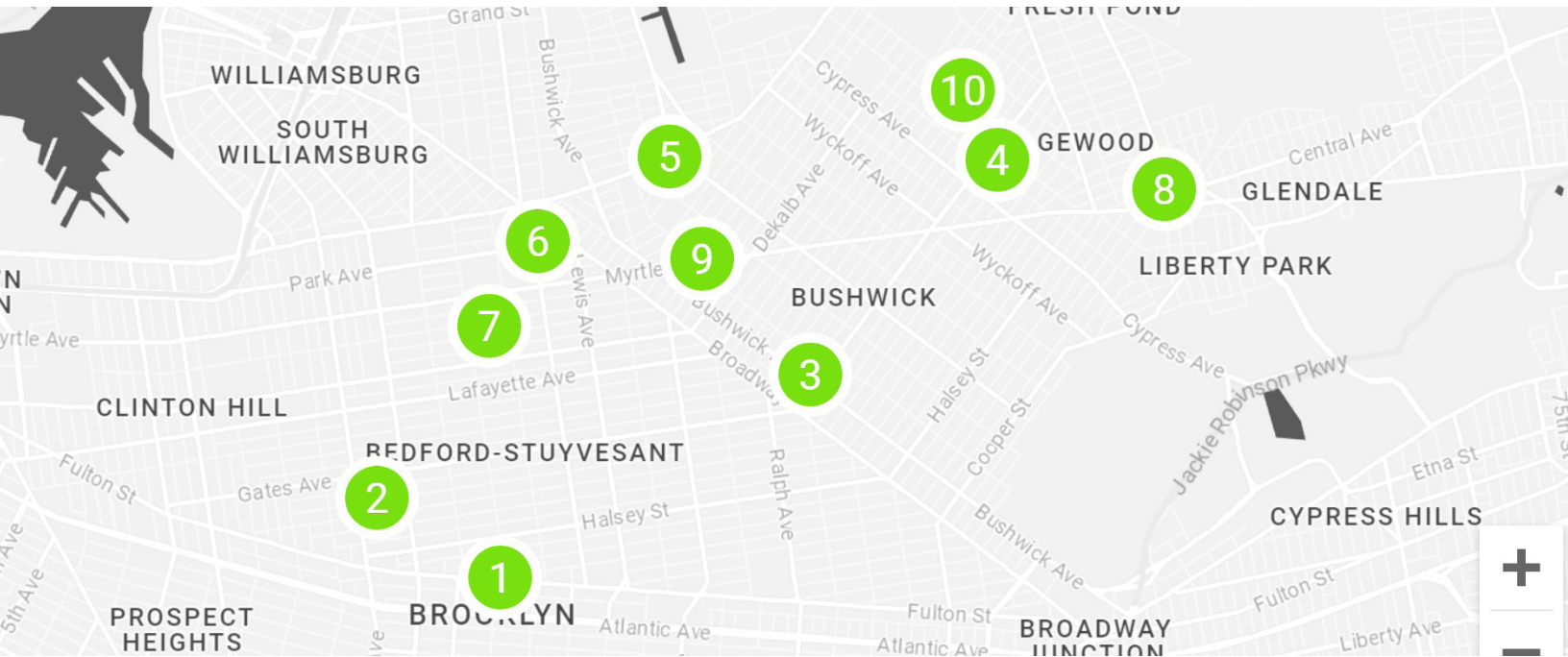
\$ VOLUME SOLD

43

UNITS SOLD

24,340

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1439-1445 Fulton Street	\$5,500,000	Bed-Stuy	Development	11
2	157 A Madison Street	\$2,800,000	Bed-Stuy	Multi-Family	4
3	1027 Bushwick Avenue	\$2,670,000	Bushwick	Development	2
4	1823 Palmetto Street	\$2,200,000	Ridgewood	Multi-Family	7
5	998 & 1000 Flushing Avenue	\$1,600,000	Bushwick	Mixed Use	4
6	27 Marcus Garvey Boulevard	\$1,400,000	Bed-Stuy	Development	3
7	622 Willoughby Avenue	\$1,400,000	Bed-Stuy	Development	1
8	71-02 Fresh Pond Road	\$1,321,100	Ridgewood	Mixed Use	3
9	98 Suydam Street	\$1,200,000	Bushwick	Mixed Use	4
10	506 Woodward Avenue	\$1,200,000	Ridgewood	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



1439-1445 FULTON ST
& 484 TOMPKINS AVE



157 A MADISON ST



1027 BUSHWICK AVE



1823 PALMETTO ST

NORTHEAST BROOKLYN AND QUEENS

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 2024

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

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

MONTH OVER MONTH

COMPARED TO MARCH 2024

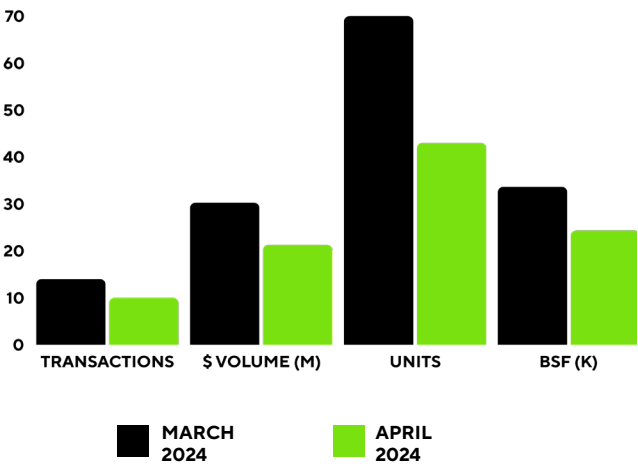
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	14	\$30,278,087	70	33,654
APRIL 2024	10	\$21,291,100	43	24,340
% of CHANGE	↓ -29% MoM	↓ -30% MoM	↓ -39% MoM	↓ -28% MoM

YEAR OVER YEAR

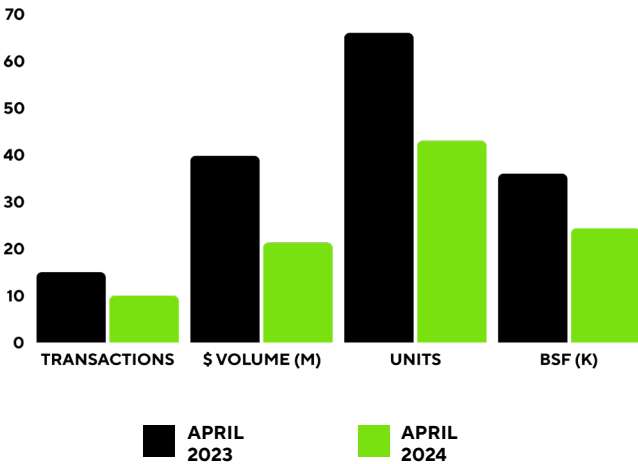
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	15	\$39,845,000	66	36,168
APRIL 2024	10	\$21,291,100	43	24,340
% of CHANGE	↓ -33% YoY	↓ -47% YoY	↓ -35% YoY	↓ -33% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

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