



NORTH BROOKLYN MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q3 MULTIFAMILY METRICS

11

TRANSACTIONS SOLD

\$30.32M

\$ VOLUME SOLD

65

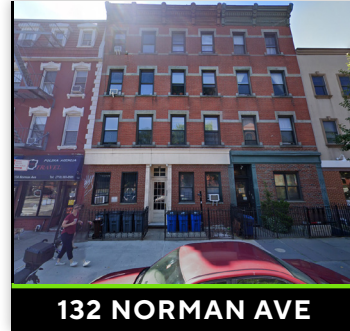
UNITS SOLD



357 LEONARD STREET



46 MARCY AVE



132 NORMAN AVE



105 NEWEL ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	357 Leonard Street	\$2,815,000	Williamsburg	5
2	46 Marcy Avenue	\$2,600,000	Williamsburg	4
3	132 Norman Avenue	\$2,600,000	Greenpoint	8
4	105 Newel Street	\$1,100,000	Greenpoint	6
5	129 Russell Street	\$4,700,000	Greenpoint	6
6	109 Devoe Street	\$3,725,000	Williamsburg	2
7	712 Leonard Street	\$2,700,000	Greenpoint	3
8	275 Nassau Avenue	\$1,725,000	Greenpoint	3
9	168 India Street	\$4,350,000	Greenpoint	16
10	262 North 6th Street	\$2,525,000	Williamsburg	8
11	127 South 2nd Street	\$1,485,000	Williamsburg	4

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q3 MIXED-USE METRICS

10

TRANSACTIONS SOLD

\$43.90M

\$ VOLUME SOLD

55

UNITS SOLD



88 ROEBLING ST



630 HUMBOLDT ST



193-199 VARET ST



147 GRAND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	88 Roebling Street	\$3,350,000	Williamsburg	3
2	630 Humboldt Street	\$1,900,000	Greenpoint	3
3	193-199 Varet Street	\$3,255,000	Williamsburg	3
4	147 Grand Street	\$2,900,000	Williamsburg	4
5	430 Graham Avenue	\$2,400,000	Williamsburg	2
6	714 Grand Street	\$2,150,000	Williamsburg	3
7	225 Roebling Street	\$17,700,000	Williamsburg	12
8	326 Graham Avenue	\$6,000,000	Williamsburg	14
9	448 Humboldt Street	\$2,750,000	Williamsburg	5
10	264 Nassau Avenue	\$1,500,000	Greenpoint	6

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN
Q3 DEVELOPMENT SITE METRICS

12

TRANSACTIONS SOLD

\$200.82M

\$ VOLUME SOLD

570,274

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1 Oak Street	\$144,100,000	Greenpoint	261800
2	2 Oak Street	\$30,000,000	Greenpoint	205,385
3	57 South 6th Street	\$5,000,000	Williamsburg	12,203
4	48-54 Bogart Street	\$3,750,000	Williamsburg	20,000
5	22 Frost Street	\$4,200,000	Williamsburg	15,120
6	17 North Henry Street	\$1,650,000	Williamsburg	6,200
7	22 Grattan Street	\$1,300,000	Williamsburg	10,000
8	81 Clay Street	\$2,700,000	Greenpoint	7,500
9	193 Withers Street	\$2,700,000	Williamsburg	6,666
10	201 Varet Street	\$2,000,000	Williamsburg	10,400
11	449 Broadway	\$1,800,000	Williamsburg	5,000
12	790 Grand Street	\$1,625,000	Williamsburg	10,000

*Development Site / Buildable Square Footage

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

Q3 2024 COMPLETE MARKET METRICS

33	\$275.05M	120	570,274
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
+22% YoY	+123% YoY	-19% YoY	+94% YoY

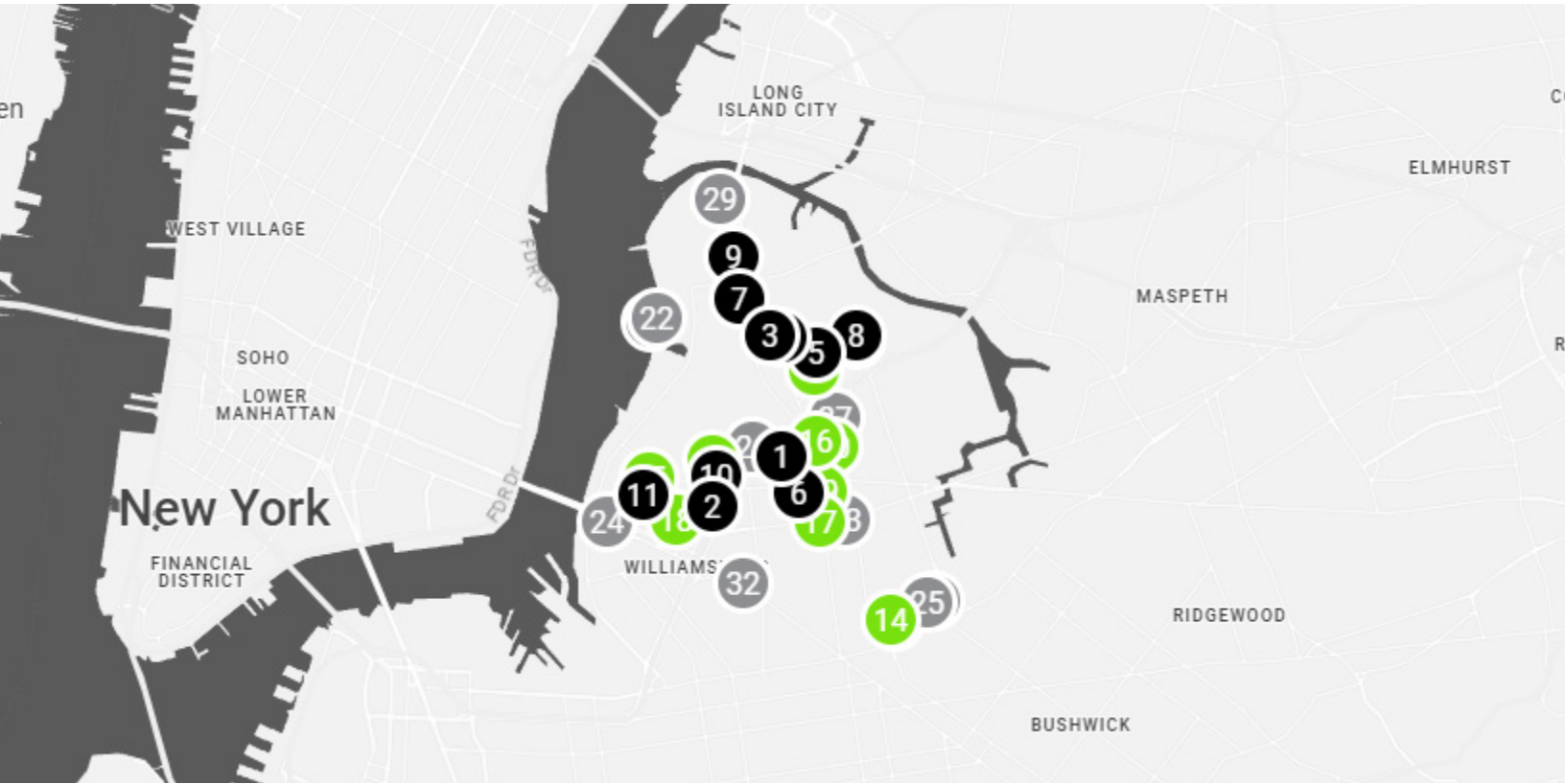
PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$794 -11% YoY	\$721 -19% YoY	\$267 +100% YoY
\$/UNIT	\$474,969 -39% YoY	\$567,857 -36% YoY	

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$633 +37% YoY	\$591 +9% YoY	\$352 +71% YoY
\$/UNIT	\$390,885 +21% YoY	\$250,000 -58% YoY	



MULTIFAMILY

- 1 357 Leonard Street
- 2 46 Marcy Avenue
- 3 132 Norman Avenue
- 4 105 Newel Street
- 5 129 Russell Street
- 6 109 Devoe Street
- 7 712 Leonard Street
- 8 275 Nassau Avenue
- 9 168 India Street
- 10 262 North 6th Street
- 11 127 South 2nd Street

MIXED USE

- 12 88 Roebling Street
- 13 630 Humboldt Street
- 14 193-199 Varet Street
- 15 147 Grand Street
- 16 430 Graham Avenue
- 17 714 Grand Street
- 18 225 Roebling Street
- 19 326 Graham Avenue
- 20 448 Humboldt Street
- 21 264 Nassau Avenue

DEVELOPMENT SITES

- 22 1 Oak Street
- 23 2 Oak Street
- 24 57 South 6th Street
- 25 48-54 Bogart Street
- 26 22 Frost Street
- 27 17 North Henry Street
- 28 22 Grattan Street
- 29 81 Clay Street
- 30 193 Withers Street
- 31 201 Varet Street
- 32 449 Broadway
- 34 790 Grand Street

CONTACT THE NORTH BROOKLYN TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES