



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

APRIL 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS

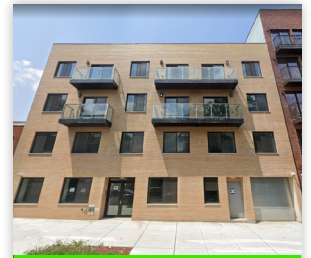
NORTHEAST BROOKLYN & QUEENS APRIL 2022 COMPLETE MARKET METRICS

17
TRANSACTIONS SOLD

103
UNITS SOLD

\$51.12M
\$ VOLUME SOLD

25,135
BSF SOLD



1223 PUTNAM AVE



766 LAFAYETTE AVE



1275 BROADWAY



412 & 418 SENECA AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	1223 Putnam Avenue	\$9,000,000	18	Multi-Family
2	766 Lafayette Avenue	\$7,275,000	13	Mixed Use
3	1275 Broadway	\$6,000,000	*25,135 BSF	Development
4	412 & 418 Seneca Avenue	\$4,300,000	5	Mixed Use
5	371 A Greene Avenue	\$3,125,000	4	Multi-Family
6	348 Knickerbocker Avenue	\$2,537,500	5	Mixed Use
7	969 Seneca Avenue	\$2,525,000	9	Mixed Use
8	18-63 Bleecker Street	\$2,480,000	4	Multi-Family
9	435 Jefferson Avenue	\$2,242,500	6	Multi-Family
10	68-34 Fresh Pond Road	\$1,930,000	3	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - April 30, 2022

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

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

MONTH OVER MONTH

COMPARED TO MARCH 2022

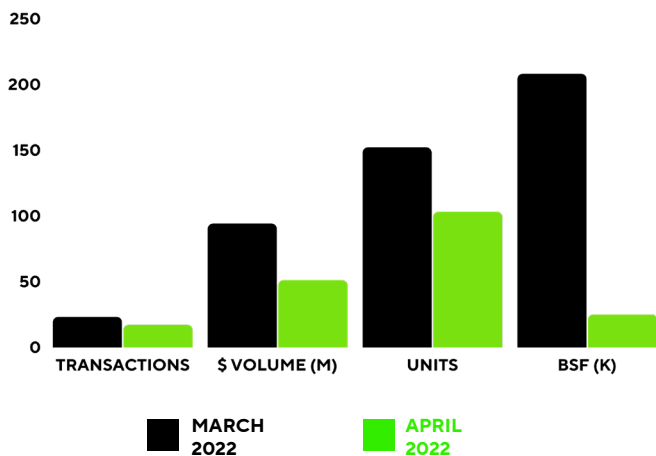
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2022	23	\$94,227,558	152	208,176
APRIL 2022	17	\$51,117,000	103	25,135
% of CHANGE	↓ -26% MoM	↓ -46% MoM	↓ -32% MoM	↓ -88% MoM

YEAR OVER YEAR

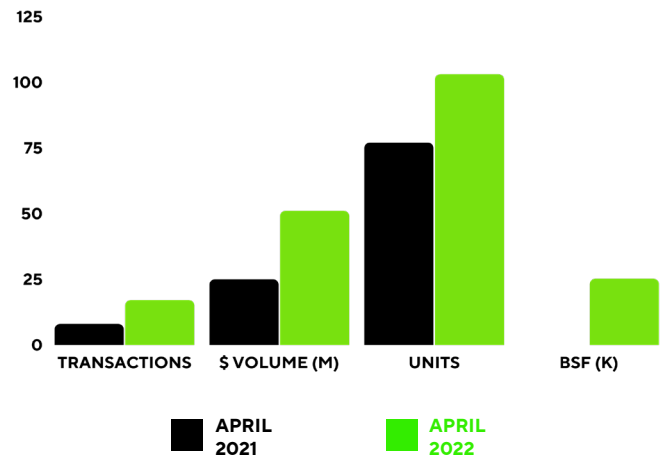
COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2021	8	\$25,313,488	77	0
APRIL 2022	17	\$51,117,000	103	25,135
% of CHANGE	↑ +113% YoY	↑ +102% YoY	↑ +34% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn & Queens Team For More Information

NORTHEAST BROOKLYN & QUEENS TEAM

**DEREK
BESTREICH**
718.360.8802
DBestreich@IPRG.com

**STEVE
REYNOLDS**
718.360.8807
SReynolds@IPRG.com

**TOM
REYNOLDS**
718.360.8817
TReynolds@IPRG.com

**BRIAN
DAVILA**
718.360.8849
BDavila@IPRG.com

**SEAN
MASHIHI**
718.360.8845
SMashihi@IPRG.com





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THE NORTHEAST QUEENS TEAM

**DEREK
BESTREICH**

718.360.8802

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