

An aerial photograph of a city skyline, likely New York City, showing various buildings and structures. A large black rectangular overlay is positioned in the upper half of the image, containing white text. Below the black overlay is a bright green rectangular box containing white text. The bottom of the image shows a detailed view of a multi-story building with many windows.

NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

AUGUST 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS AUGUST 2023 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$15.02M

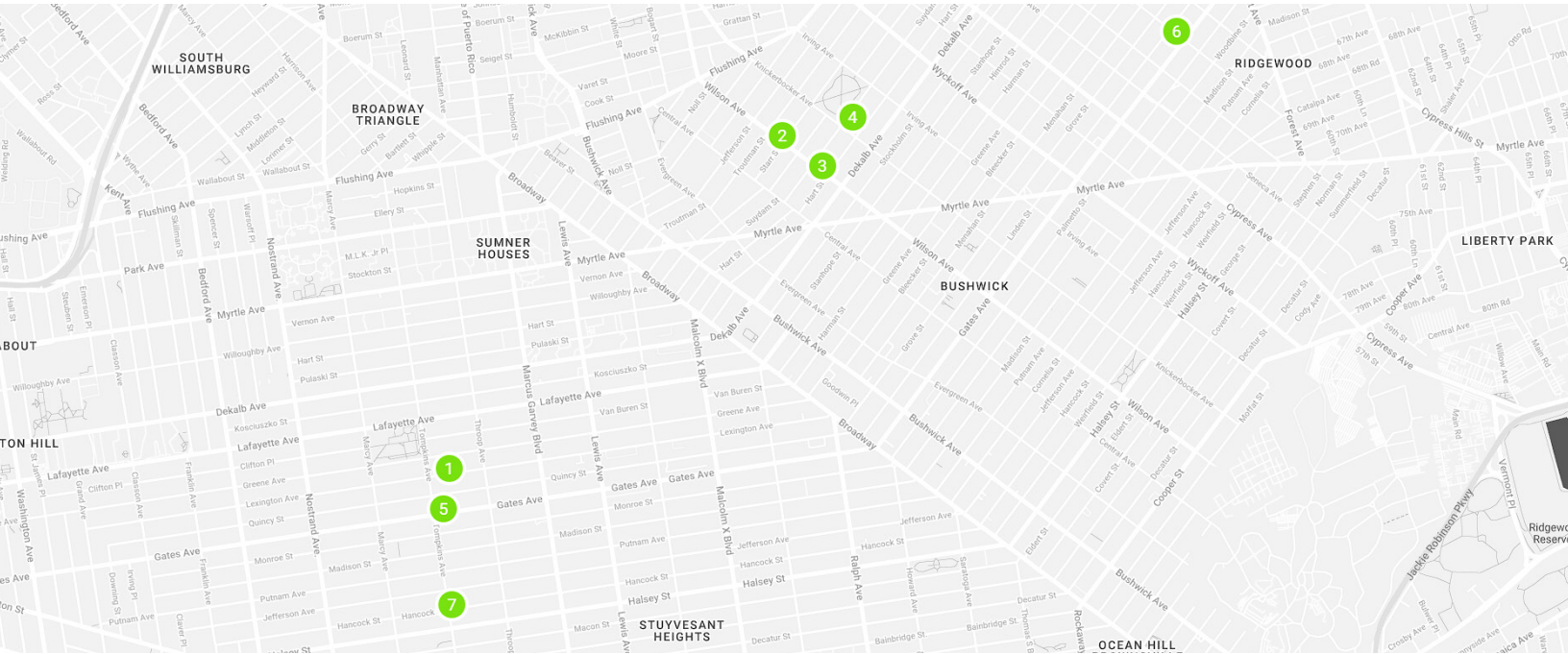
\$ VOLUME SOLD

40

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	455 Lexington Avenue	\$3,715,000	Bed-Stuy	Multi-Family	5
2	105 Wilson Avenue	\$2,750,000	Bushwick	Mixed Use	5
3	153 Wilson Avenue	\$2,350,000	Bushwick	Mixed Use	6
4	280 Suydam Street	\$2,200,000	Bushwick	Multi-Family	6
5	563 Gates Avenue	\$1,950,000	Bed-Stuy	Mixed Use	5
6	655 Woodward Avenue	\$1,255,000	Ridgewood	Multi-Family	6
7	413 Tompkins Avenue	\$1,060,000	Bed-Stuy	Mixed Use	7



455 LEXINGTON AVE



105 WILSON AVE



153 WILSON AVE



280 SUYDAM ST

NORTHEAST BROOKLYN AND QUEENS

AUGUST 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from AUGUST 1, 2023 - AUGUST 31, 2023

Zip Codes: 11221, 11237, 11237, 11237, 11221, 11385, 11216

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

MONTH OVER MONTH

COMPARED TO JULY 2023

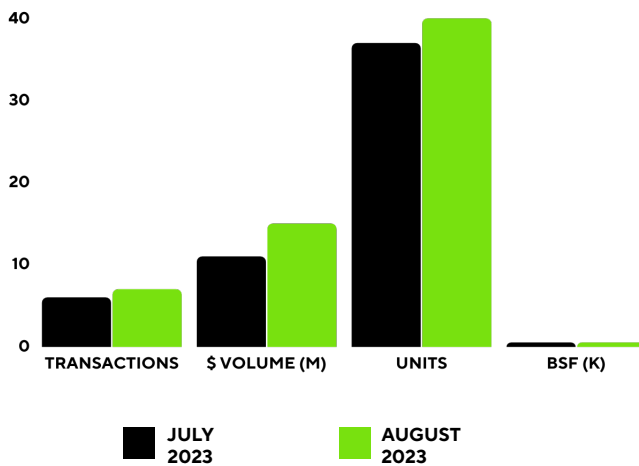
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	6	\$11,495,000	37	0
AUGUST 2023	7	\$15,280,000	40	0
% of CHANGE	↑ +17% MoM	↑ +33% MoM	↑ +8% MoM	0% MoM

YEAR OVER YEAR

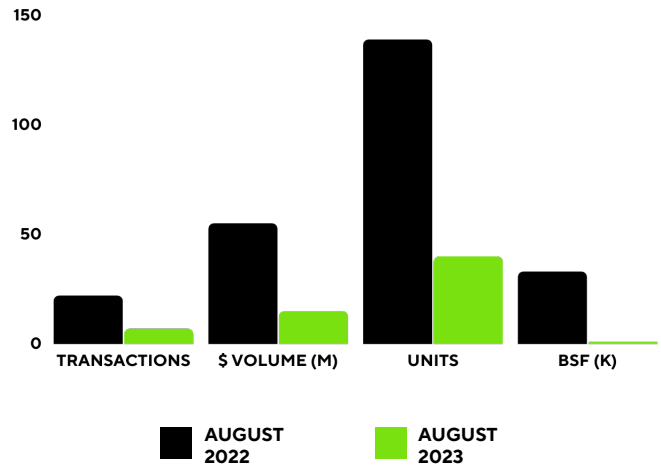
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2022	22	\$55,869,000	139	33,130
AUGUST 2023	7	\$15,280,000	40	0
% of CHANGE	↓ -68% YoY	↓ -73% YoY	↓ -71% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

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NORTHEAST BROOKLYN AND QUEENS AUGUST 2023 REPORT

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