

A black and white photograph of a city park. In the foreground, there is a paved walkway with several wooden benches. To the right, there is a metal fence and some trees. In the background, there are several tall buildings, including a prominent tall, cylindrical smokestack. The sky is clear.

NORTH BROOKLYN MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN OCTOBER 2023 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$27.92M

\$ VOLUME SOLD

47

UNITS SOLD

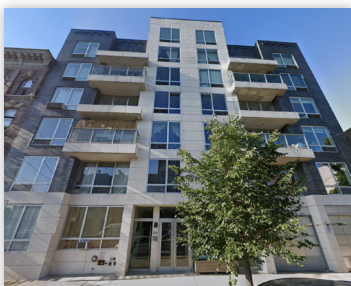
16211

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	182-186 Eagle Street	\$10,000,000	Greenpoint	Multi-Family	26
2	320 Eckford Street	\$5,450,000	Greenpoint	Multi-Family	6
3	333 Bedford Avenue	\$3,500,000	Williamsburg	Development	0
4	106 Apollo Street	\$2,930,000	Greenpoint	Development	0
5	676 Driggs Avenue	\$2,550,000	Williamsburg	Mixed Use	3
6	375 Bushwick Avenue	\$2,090,000	Williamsburg	Mixed Use	6
7	100 Jackson Street	\$1,400,000	Williamsburg	Multi-Family	6

*Development Site / Buildable Square Footage



182-186 EAGLE ST



320 ECKFORD ST



333 BEDFORD AVE



106 APOLLO ST

NORTH BROOKLYN

OCTOBER 2023 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

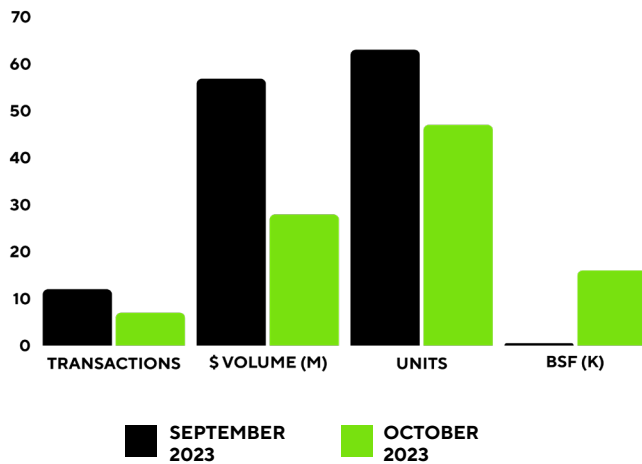
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	12	\$56,832,952	63	0
OCTOBER 2023	7	\$27,920,000	47	0
% of CHANGE	↓ -42% MoM	↓ -51% MoM	↓ -25% MoM	0% MoM

YEAR OVER YEAR

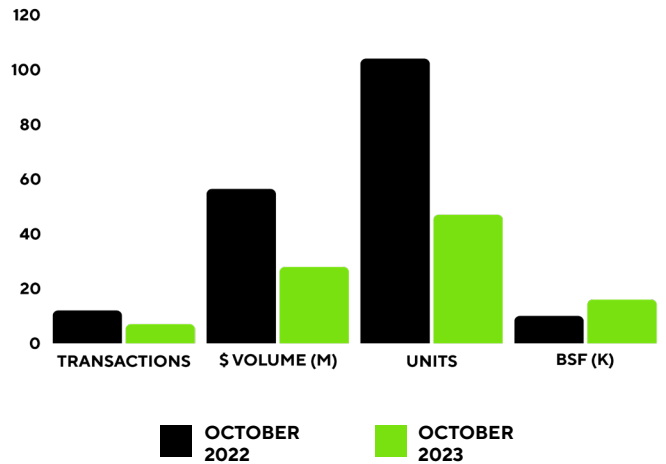
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	12	\$56,414,668	104	10,939
OCTOBER 2023	7	\$27,920,000	47	16,211
% of CHANGE	↓ -42% YoY	↓ -51% YoY	↓ -55% YoY	↓ -48% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Brooklyn Team for More Information

DEREK BESTREICH
718.360.8802

LUKE SPROVIERO
718.360.8803

DONAL FLAHERTY
718.360.8823

COREY HAYNES
718.360.1942

THOMAS VENTURA
718.360.2767

SAL MONTEVERDE
718.360.5933

IPRG

NORTH BROOKLYN OCTOBER 2023 REPORT

THE NORTH BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**DONAL
FLAHERTY**
718.360.8823
donal@iprg.com

**COREY
HAYNES**
718.360.1942
chaynes@iprg.com

**THOMAS
VENTURA**
718.360.2767
tventura@iprg.com

**SAL
MONTEVERDE**
718.360.5933
smonteverde@iprg.com