



# NORTH BROOKLYN MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

## NORTH BROOKLYN Q4 MULTIFAMILY METRICS

# 14

TRANSACTIONS SOLD

# \$49.98M

\$ VOLUME SOLD

# 107

UNITS SOLD



182-186 EAGLE ST



320 ECKFORD ST



431-433 WYTHE AVE



131 SOUTH 1ST ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	182-186 Eagle Street	\$10,000,000	Greenpoint	26
2	320 Eckford Street	\$5,450,000	Greenpoint	6
3	431-433 Wythe Avenue	\$5,000,000	Williamsburg	16
4	131 South 1st Street	\$4,650,000	Williamsburg	2
5	313 South 4th Street	\$3,950,000	Williamsburg	13
6	153 Monitor Street	\$3,800,000	Greenpoint	14
7	138 Noble Street	\$3,175,000	Greenpoint	4
8	75 Calyer Street	\$2,999,999	Greenpoint	3
9	180 Huron Street	\$2,500,000	Greenpoint	5
10	101 Eagle Street	\$2,060,000	Greenpoint	3
11	78 South 4th Street	\$1,950,000	Williamsburg	4
12	607 Morgan Avenue	\$1,725,000	Greenpoint	3
13	100 Jackson Street	\$1,400,000	Williamsburg	6
14	34 Apollo Street	\$1,330,000	Greenpoint	2

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

# NORTH BROOKLYN

## Q4 MIXED-USE METRICS

# 10

TRANSACTIONS SOLD

# \$31.29M

\$ VOLUME SOLD

# 56

UNITS SOLD



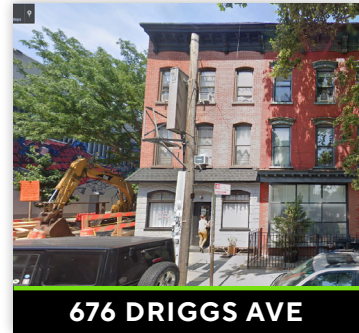
143 BERRY ST



196 LEE AVE



174 FRANKLIN ST



676 DRIGGS AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	143 Berry Street	\$8,250,000	Williamsburg	7
2	196 Lee Avenue	\$4,700,000	Williamsburg	9
3	174 Franklin Street	\$3,250,000	Greenpoint	3
4	676 Driggs Avenue	\$2,550,000	Williamsburg	3
5	112 Berry Street	\$2,500,000	Williamsburg	4
6	20 Skillman Avenue	\$2,350,000	Williamsburg	3
7	413 Bushwick Avenue	\$2,200,026	Williamsburg	7
8	375 Bushwick Avenue	\$2,090,000	Williamsburg	6
9	58 Grand Street	\$1,800,000	Williamsburg	6
10	775 Grand Street	\$1,600,000	Williamsburg	8

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg



## NORTH BROOKLYN Q4 DEVELOPMENT SITE METRICS

### 5

TRANSACTIONS SOLD

### \$13.01M

\$ VOLUME SOLD

### 35,599

BUILDABLE SF SOLD



221 FROST ST



333 BEDFORD AVE



106 APOLLO ST



498 HUMBOLDT ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	221 Frost Street	\$3,500,001	Williamsburg	12,600
2	333 Bedford Avenue	\$3,500,000	Williamsburg	5,491
3	106 Apollo Street	\$2,930,000	Greenpoint	10,720
4	498 Humboldt Street	\$1,900,000	Williamsburg	4,488
5	181 North 6th Street	\$1,185,000	Williamsburg	2,300

\*Development Site / Buildable Square Footage

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg



**Q4 2023 COMPLETE MARKET METRICS**

**28**

TRANSACTIONS SOLD  
 -29% YoY

**\$94.29M**

\$ VOLUME SOLD  
 -33% YoY

**163**

UNITS SOLD  
 -27% YoY

**35,599**

BUILDABLE SF SOLD  
 -60% YoY

**PRICE ANALYSIS BY TERRITORY**

**WILLIAMSBURG**

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$698 -12% YoY	\$626 -17% YoY	\$463 -13% YoY
\$/UNIT	\$732,436 +7% YoY	\$569,083 -26% YoY	

**GREENPOINT**

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$639 +13% YoY	\$874 -5% YoY	\$273 -70% YoY
\$/UNIT	\$642,755 +8% YoY	\$1,083,333 +26% YoY	



### MULTIFAMILY

- 1 182-186 Eagle Street
- 2 320 Eckford Street
- 3 431-433 Wythe Avenue
- 4 131 South 1st Street
- 5 313 South 4th Street
- 6 153 Monitor Street
- 7 138 Noble Street
- 8 75 Calyer Street
- 9 180 Huron Street
- 10 101 Eagle Street
- 11 78 South 4th Street
- 12 607 Morgan Avenue
- 13 100 Jackson Street
- 14 34 Apollo Street

### MIXED USE

- 15 143 Berry Street
- 16 196 Lee Avenue
- 17 174 Franklin Street
- 18 676 Driggs Avenue
- 19 112 Berry Street
- 20 20 Skillman Avenue
- 21 413 Bushwick Avenue
- 22 375 Bushwick Avenue
- 23 58 Grand Street
- 24 775 Grand Street

### DEVELOPMENT SITES

- 25 221 Frost Street
- 26 333 Bedford Avenue
- 27 106 Apollo Street
- 28 498 Humboldt Street
- 29 181 North 6th Street



CONTACT THE **NORTH BROOKLYN** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**