



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS

MAY 2024 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD

\$68.66M

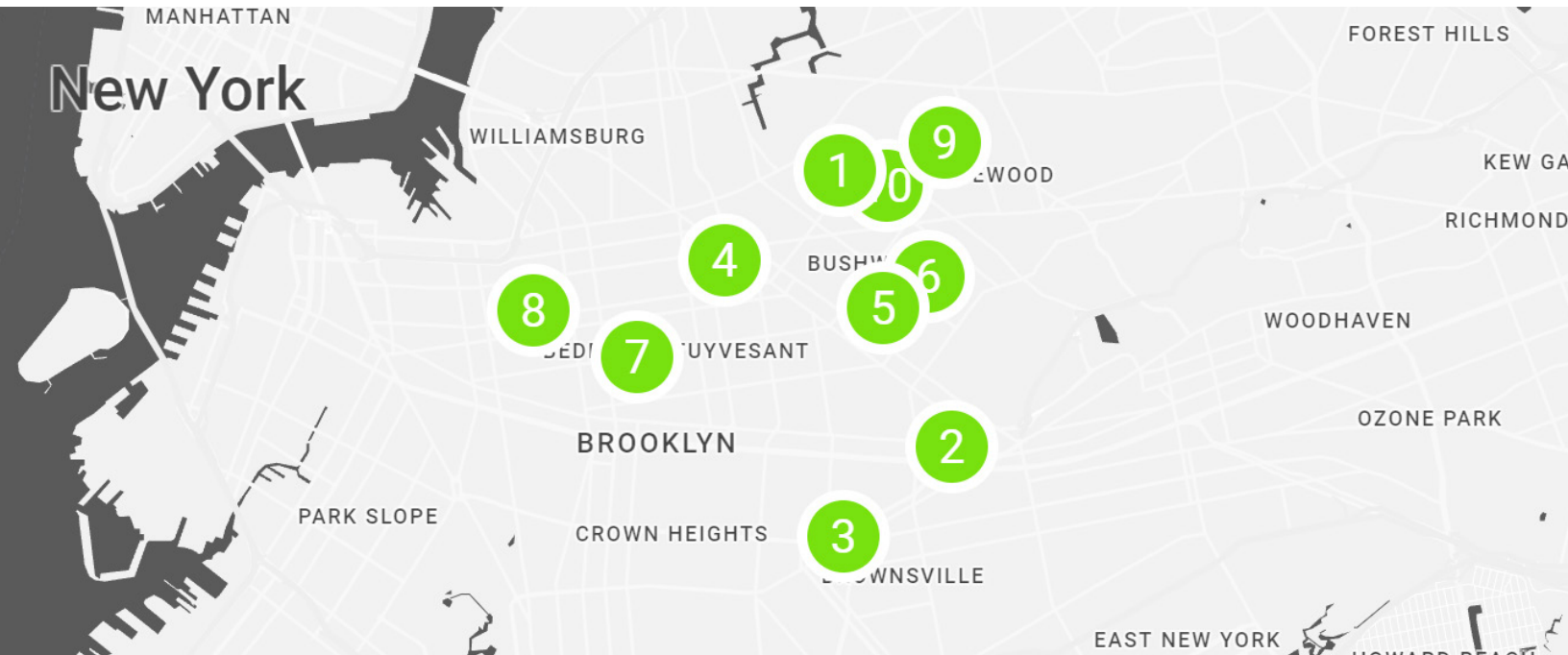
\$ VOLUME SOLD

138

UNITS SOLD

99,543

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|----|---------------------------|--------------|--------------|--------------|-------|
| 1 | 70 Wyckoff Avenue | \$12,775,000 | Bushwick | Multi-Family | 52 |
| 2 | 2246 Fulton Street | \$11,500,000 | Ocean Hill | Development | 0 |
| 3 | 542-556 Howard Avenue | \$3,775,000 | Ocean Hill | Mixed Use | 9 |
| 4 | 376 Vernon Avenue | \$3,620,000 | Bed-Stuy | Development | 0 |
| 5 | 1228 Putnam Avenue | \$3,617,180 | Bushwick | Multi-Family | 6 |
| 6 | 1329 Hancock Street | \$3,250,000 | Bushwick | Multi-Family | 6 |
| 7 | 476 Gates Avenue | \$3,125,000 | Bed-Stuy | Multi-Family | 7 |
| 8 | 287 Classon Avenue | \$2,850,000 | Bed-Stuy | Multi-Family | 8 |
| 9 | 580 Fairview Avenue | \$2,535,000 | Ridgewood | Multi-Family | 4 |
| 10 | 212 Saint Nicholas Avenue | \$2,500,000 | Bushwick | Multi-Family | 4 |

SELECT SALES ACTIVITY ABOVE



70 WYCKOFF AVE



2246 FULTON ST



542-556 HOWARD AVE



376 VERNON AVE

NORTHEAST BROOKLYN AND QUEENS

MAY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 31, 2024

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

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

MONTH OVER MONTH

COMPARED TO APRIL 2024

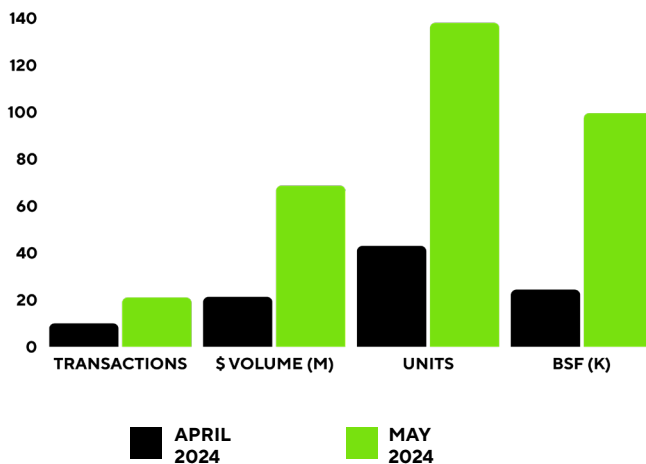
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|-------------|-------------|
| APRIL 2024 | 10 | \$21,291,100 | 43 | 24,340 |
| MAY 2024 | 21 | \$68,669,180 | 138 | 99,543 |
| % of CHANGE | ↑ +110% MoM | ↑ +223% MoM | ↑ +221% MoM | ↑ +309% MoM |

YEAR OVER YEAR

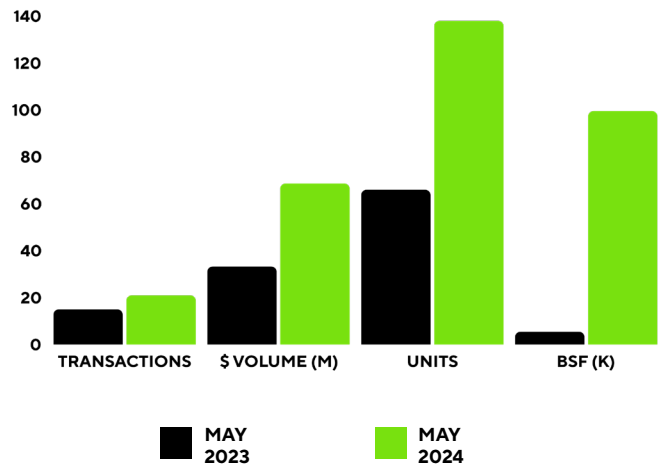
COMPARED TO MAY 2023

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|-------------|--------------|
| MAY 2023 | 15 | \$33,287,910 | 66 | 5,500 |
| MAY 2024 | 21 | \$68,669,180 | 138 | 99,543 |
| % of CHANGE | ↑ +40% YoY | ↑ +106% YoY | ↑ +109% YoY | ↑ +1710% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

DEREK BESTREICH
718.360.8802

STEVE REYNOLDS
718.360.8807

TOM REYNOLDS
718.360.8817

BRIAN DAVILA
718.360.8849

NOAH MIDDLEKAUFF
718.360.8557

IPRG

NORTHEAST BROOKLYN AND QUEENS MAY 2024 REPORT

THE NORTHEAST BROOKLYN AND QUEENS TEAM

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

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**NOAH
MIDDLEKAUFF**
718.360.8557
nmiddlekauff@iprg.com

**JOSEPH
MORAVEC**
718.360.5935
JMoravec@iprg.com

718.360.8801

www.IPRG.com