

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. In the background, there are several buildings, including a tall, cylindrical smokestack. The sky is clear.

NORTH BROOKLYN MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN MAY 2024 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$64.36M

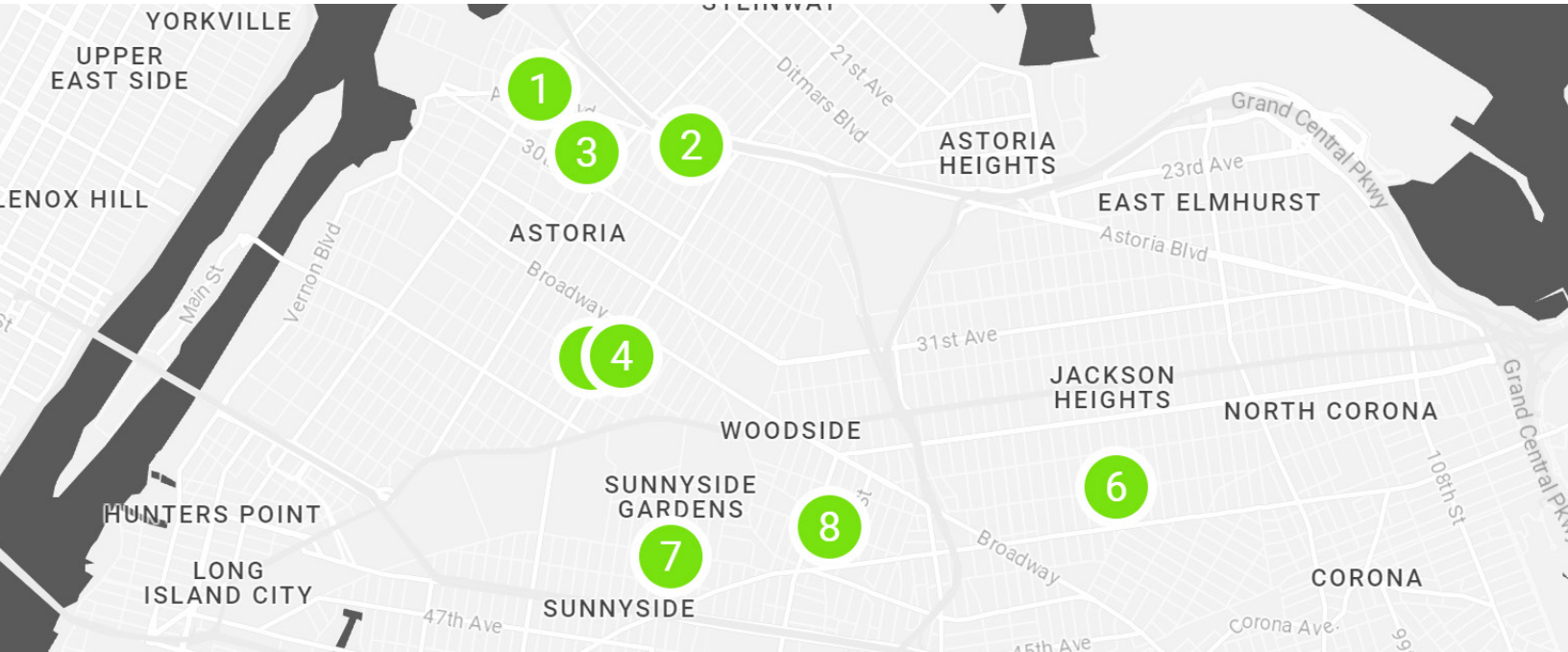
\$ VOLUME SOLD

74

UNITS SOLD

42,400

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	347 Lorimer Street	\$15,000,000	Williamsburg	Multi-Family	18
2	20-30 Anthony Street	\$9,600,000	Greenpoint	Development	0
3	144 West Street	\$9,300,000	Greenpoint	Mixed Use	24
4	1 Maspeth Avenue	\$5,950,000	Williamsburg	Retail	2
5	174 Meserole Street	\$5,470,000	Williamsburg	Multi-Family	5
6	488 Broadway	\$4,250,000	Williamsburg	Development	0
7	983 Manhattan Avenue	\$3,650,000	Greenpoint	Mixed Use	4
8	715 Manhattan Avenue	\$3,475,000	Greenpoint	Mixed Use	3
9	96 Eckford Street	\$2,660,000	Greenpoint	Multi-Family	6
10	144 Nassau Avenue	\$2,200,000	Greenpoint	Mixed Use	4

SELECT SALES ACTIVITY ABOVE



347 LORIMER ST



20-30 ANTHONY ST &
509 VANDERVOORT AVE



144 WEST ST



1 MASPETH AVE

NORTH BROOKLYN

MAY 2024 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

MONTH OVER MONTH

COMPARED TO APRIL 2024

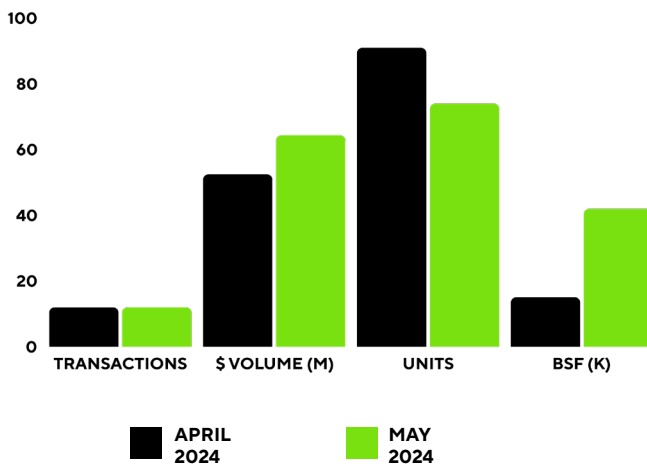
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	12	\$52,494,627	91	15,098
MAY 2024	12	\$64,360,000	74	42,400
% of CHANGE	0% MoM	↑ +23% MoM	↓ -19% MoM	↑ +181% MoM

YEAR OVER YEAR

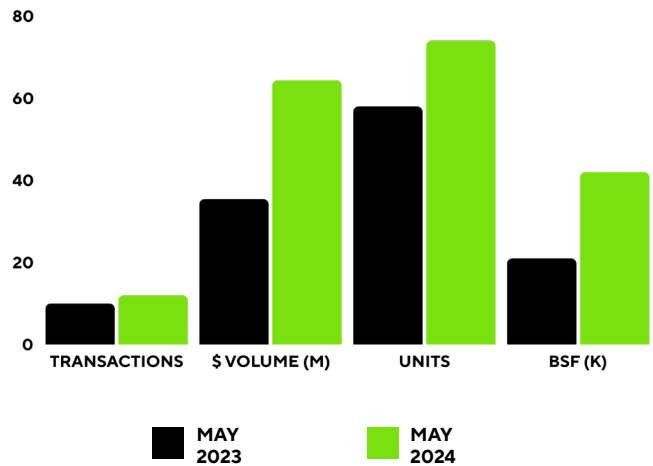
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	10	\$35,445,669	58	21,000
MAY 2024	12	\$64,360,000	74	42,400
% of CHANGE	↑ +20% YoY	↑ +82% YoY	↑ +28% YoY	↑ +102% 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 MAY 2024 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