



NORTHEAST BROOKLYN & QUEENS MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN & QUEENS Q2 MULTIFAMILY METRICS

19

TRANSACTIONS SOLD

\$51.90M

\$ VOLUME SOLD

157

UNITS SOLD



157 A MADISON ST



1823 PALMETTO ST



506 WOODWARD AVE



70 WYCKOFF AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	157 A Madison Street	\$2,800,000	Bed-Stuy	4
2	1823 Palmetto Street	\$2,200,000	Ridgewood	7
3	506 Woodward Avenue	\$1,200,000	Ridgewood	4
4	70 Wyckoff Avenue	\$12,775,000	Bushwick	52
5	1228 Putnam Avenue	\$3,617,180	Bushwick	6
6	1329 Hancock Street	\$3,250,000	Bushwick	6
7	476 Gates Avenue	\$3,125,000	Bed-Stuy	7
8	287 Classon Avenue	\$2,850,000	Bed-Stuy	8
9	580 Fairview Avenue	\$2,535,000	Ridgewood	4
10	212 Saint Nicholas Avenue	\$2,500,000	Bushwick	4
11	1470 Bushwick Avenue	\$1,700,000	Bushwick	6
12	863 Woodward Avenue	\$1,675,000	Ridgewood	4
13	539 Throop Avenue	\$1,467,000	Bed-Stuy	4
14	375 Hancock Street	\$1,300,000	Bed-Stuy	4
15	435 Central Avenue	\$4,760,978	Bushwick	17
16	250 Vernon Avenue	\$2,500,000	Bed-Stuy	4
17	321 Mac Donough Street	\$1,650,000	Bed-Stuy	4
18	17-31 Norman Street	\$1,500,000	Ridgewood	6
19	17-17 Linden Street	\$1,100,000	Ridgewood	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - MARCH 31, 2024

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

NORTHEAST BROOKLYN & QUEENS

Q2 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$25.63M

\$ VOLUME SOLD

67

UNITS SOLD



998 & 1000 FLUSHING AVE



71-02 FRESH POND RD



98 SUYDAM ST



542-556 HOWARD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	998 & 1000 Flushing Avenue	\$1,600,000	Bushwick	4
2	71-02 Fresh Pond Road	\$1,321,100	Ridgewood	3
3	98 Suydam Street	\$1,200,000	Bushwick	4
4	542-556 Howard Avenue	\$3,775,000	Ocean Hill	9
5	922 Broadway	\$2,100,000	Bed-Stuy	7
6	143 Saint Nicholas Avenue	\$1,750,000	Bushwick	6
7	73-20 Forest Avenue	\$1,680,000	Ridgewood	4
8	304 A Malcolm X Boulevard	\$1,650,000	Bed-Stuy	3
9	638 Decatur Street	\$1,600,000	Ocean Hill	4
10	201 Saint Nicholas Avenue	\$2,000,000	Bushwick	6
11	1525-1529 Gates Avenue	\$2,000,000	Bushwick	8
12	984 Bedford Avenue	\$1,825,000	Bed-Stuy	3
13	56-53 Myrtle Avenue	\$1,580,000	Ridgewood	3
14	70 Hull Street	\$1,550,000	Ocean Hill	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 2024

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

NORTHEAST BROOKLYN & QUEENS Q2 DEVELOPMENT SITE METRICS

10

TRANSACTIONS SOLD

\$34.37M

\$ VOLUME SOLD

178,883

BUILDABLE SF SOLD



1439-1445 FULTON ST
& 484 TOMPKINS AVE



1027 BUSHWICK AVE



27 MARCUS GARVEY BLVD



622 WILLOUGHBY AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1439-1445 Fulton Street & 484 Tompkins Avenue	\$5,500,000	Bed-Stuy	35,000
2	1027 Bushwick Avenue	\$2,670,000	Bushwick	10,340
3	27 Marcus Garvey Boulevard	\$1,400,000	Bed-Stuy	10,000
4	622 Willoughby Avenue	\$1,400,000	Bed-Stuy	4,000
5	2246 Fulton Street	\$11,500,000	Ocean Hill	63,000
6	376 Vernon Avenue	\$3,620,000	Bed-Stuy	17,000
7	340-342 Melrose Street	\$2,500,000	Bushwick	11,000
8	265 Weirfield Street	\$1,700,000	Bushwick	8,543
9	1508 Bushwick Avenue	\$2,852,000	Bushwick	10,000
10	592 Marcy Avenue	\$1,233,370	Bed-Stuy	10,000

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

Q2 2024 COMPLETE MARKET METRICS

43

TRANSACTIONS SOLD
+16% YoY

\$111.91M

\$ VOLUME SOLD
+24% YoY

224

UNITS SOLD
+27% YoY

178,883

BUILDABLE SF SOLD
+329% YoY

PRICE ANALYSIS BY TERRITORY

BEDFORD-STUYVESANT & OCEAN HILL

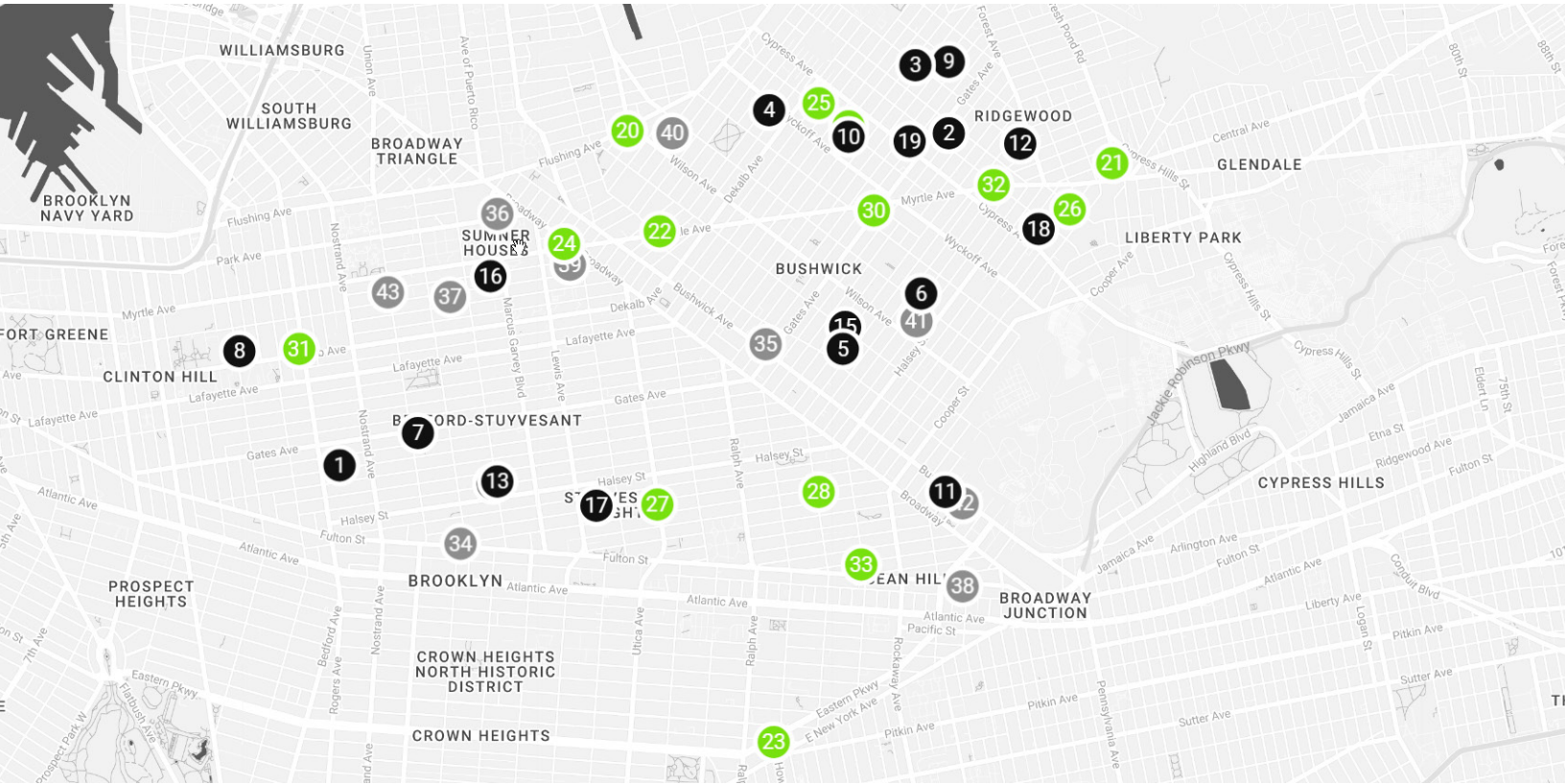
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$708 -5% YoY	\$491 +7% YoY	\$194 -48% YoY
\$/UNIT	\$461,704 -11% YoY	\$373,148 -25% YoY	

BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$530 +8% YoY	\$352 +100% YoY	\$242 -72% YoY
\$/UNIT	\$429,766 +10% YoY	\$315,000 +100% YoY	

RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$456 +34 YoY	\$485 -20% YoY	N/A 0% YoY
\$/UNIT	\$307,143 +5% YoY	\$420,000 -30% YoY	



MULTIFAMILY

- 1 157 A Madison Street
- 2 1823 Palmetto Street
- 3 506 Woodward Avenue
- 4 70 Wyckoff Avenue
- 5 1228 Putnam Avenue
- 6 1329 Hancock Street
- 7 476 Gates Avenue
- 8 287 Classon Avenue
- 9 580 Fairview Avenue
- 10 212 Saint Nicholas Avenue
- 11 1470 Bushwick Avenue
- 12 863 Woodward Avenue
- 13 539 Throop Avenue
- 14 375 Hancock Street
- 15 435 Central Avenue
- 16 250 Vernon Avenue
- 17 321 Mac Donough Street
- 18 17-31 Norman Street
- 19 17-17 Linden Street

MIXED USE

- 20 998 & 1000 Flushing Avenue
- 21 71-02 Fresh Pond Road
- 22 98 Suydam Street
- 23 542-556 Howard Avenue
- 24 922 Broadway
- 25 143 Saint Nicholas Avenue
- 26 73-20 Forest Avenue
- 27 304 A Malcolm X Boulevard
- 28 638 Decatur Street
- 29 201 Saint Nicholas Avenue
- 26 1525-1529 Gates Avenue
- 27 984 Bedford Avenue
- 28 56-53 Myrtle Avenue
- 29 70 Hull Street

DEVELOPMENT SITES

- 30 1439-1445 Fulton Street
- 31 1027 Bushwick Avenue
- 32 27 Marcus Garvey Boulevard
- 33 622 Willoughby Avenue
- 34 2246 Fulton Street
- 35 376 Vernon Avenue
- 36 340-342 Melrose Street
- 37 265 Weirfield Street
- 38 1508 Bushwick Avenue
- 39 592 Marcy Avenue



CONTACT THE **NORTHEAST BROOKLYN & QUEENS** TEAM FOR MORE INFORMATION

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES