

The background image is a grayscale photograph of an urban park in North Brooklyn. In the foreground, there are several wooden benches on a paved walkway. In the middle ground, there are young trees and a metal fence. In the background, there are several multi-story buildings, including a prominent brick building with many windows, and a tall, cylindrical industrial smokestack. The sky is clear and light.

NORTH BROOKLYN MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN Q2 MULTIFAMILY METRICS

8

TRANSACTIONS SOLD

\$37.40M

\$ VOLUME SOLD

79

UNITS SOLD



55 ECKFORD ST



530 GRAHAM AVE



347 LORIMER ST



174 MESEROLE ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	55 Eckford Street	\$7,000,000	Greenpoint	26
2	530 Graham Avenue	\$1,750,000	Greenpoint	6
3	347 Lorimer Street	\$15,000,000	Williamsburg	18
4	174 Meserole Street	\$5,470,000	Williamsburg	5
5	96 Eckford Street	\$2,660,000	Greenpoint	6
6	68 Sutton Street	\$1,075,000	Greenpoint	6
7	78 Jackson Street	\$3,046,613	Williamsburg	8
8	233 Hewes Street	\$1,400,000	Williamsburg	4

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN

Q2 MIXED-USE METRICS

16

TRANSACTIONS SOLD

\$91.54M

\$ VOLUME SOLD

125

UNITS SOLD



141 ROSS ST



147 WYTHE AVE



129 GRAHAM AVE



499 GRAND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	141 Ross Street	\$14,577,000	141 Ross Street	25
2	147 Wythe Avenue	\$5,400,000	147 Wythe Avenue	2
3	129 Graham Avenue	\$5,000,000	129 Graham Avenue	11
4	499 Grand Street	\$3,800,000	499 Grand Street	5
5	489 Grand Street	\$3,000,000	489 Grand Street	2
6	471 Grand Street	\$2,535,000	471 Grand Street	3
7	666 Grand Street	\$2,200,000	666 Grand Street	7
8	877 Grand Street	\$1,400,000	877 Grand Street	2
9	144 West Street	\$9,300,000	144 West Street	24
10	983 Manhattan Avenue	\$3,650,000	983 Manhattan Avenue	4
11	715 Manhattan Avenue	\$3,475,000	715 Manhattan Avenue	3
12	144 Nassau Avenue	\$2,200,000	144 Nassau Avenue	4
13	367 Graham Avenue	\$1,730,000	367 Graham Avenue	2
14	99 Commercial Street	\$27,500,000	99 Commercial Street	22
15	269 Eckford Street	\$3,775,000	269 Eckford Street	3
16	1139-1141 Manhattan Avenue	\$2,000,000	1139-1141 Manhattan Avenue	6

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

NORTH BROOKLYN Q2 DEVELOPMENT SITE METRICS

5

TRANSACTIONS SOLD

\$21.03M

\$ VOLUME SOLD

62,998

BUILDABLE SF SOLD



6-8 HAVEMEYER ST



77 SKILLMAN AVE



20-30 ANTHONY ST &
509 VANDERVOORT AVE



488 BROADWAY

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	6-8 Havemeyer Street	\$3,832,627	Williamsburg	10,098
2	77 Skillman Avenue	\$2,000,000	Williamsburg	5,000
3	20-30 Anthony Street & 509 Vandervoort Avenue	\$9,600,000	Greenpoint	30,000
4	488 Broadway	\$4,250,000	Williamsburg	12,400
5	96 Moore Street	\$1,350,000	Williamsburg	5,500

*Development Site / Buildable Square Footage

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

Zip Codes: 11206, 11211, 11222, 11249

Neighborhoods: Greenpoint, Williamsburg

Q2 2024 COMPLETE MARKET METRICS

29

TRANSACTIONS SOLD
 +4% YoY

\$149.97M

\$ VOLUME SOLD
 +14% YoY

204

UNITS SOLD
 +19% YoY

62,998

BUILDABLE SF SOLD
 -32% YoY

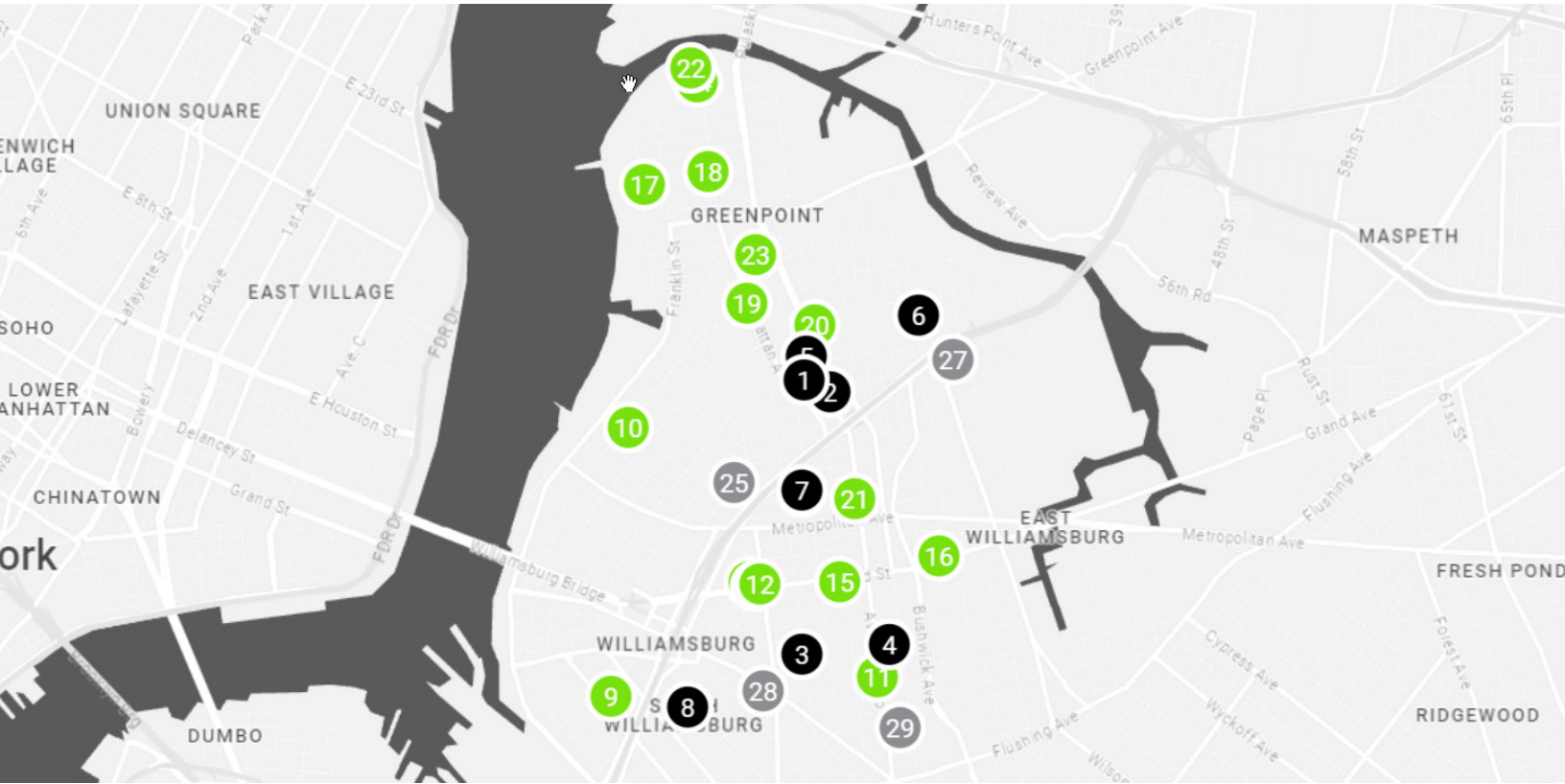
PRICE ANALYSIS BY TERRITORY

WILLIAMSBURG

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$693 -12% YoY	\$938 +17% YoY	\$342 -12% YoY
\$/UNIT	\$521,387 -25% YoY	\$527,978 -35% YoY	

GREENPOINT

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$406 -24% YoY	\$520 -16% YoY	\$320 -31% YoY
\$/UNIT	\$295,849 -38% YoY	\$545,833 -15% YoY	



MULTIFAMILY

- 1 55 Eckford Street
- 2 530 Graham Avenue
- 3 347 Lorimer Street
- 4 174 Meserole Street
- 5 96 Eckford Street
- 6 68 Sutton Street
- 7 78 Jackson Street
- 8 233 Hewes Street

MIXED USE

- 9 141 Ross Street
- 10 147 Wythe Avenue
- 11 129 Graham Avenue
- 12 499 Grand Street
- 13 489 Grand Street
- 14 471 Grand Street
- 15 666 Grand Street
- 16 877 Grand Street
- 17 144 West Street
- 18 983 Manhattan Avenue
- 19 715 Manhattan Avenue
- 20 144 Nassau Avenue
- 21 367 Graham Avenue
- 22 99 Commercial Street
- 23 269 Eckford Street
- 24 1139-1141 Manhattan Avenue

DEVELOPMENT SITES

- 25 6-8 Havemeyer Street
- 26 77 Skillman Avenue
- 27 20-30 Anthony Street
- 28 488 Broadway
- 29 96 Moore Street



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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES