



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS JULY 2024 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$36.25M

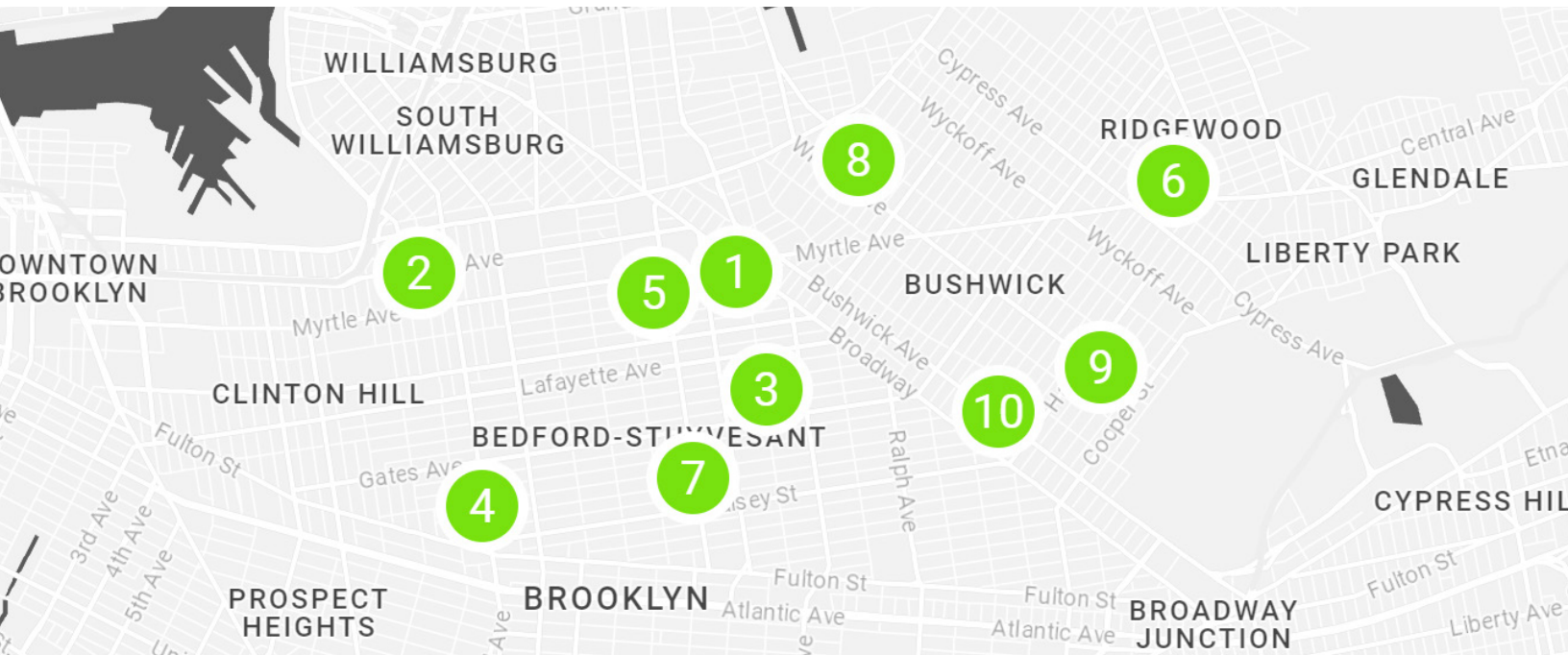
\$ VOLUME SOLD

85

UNITS SOLD

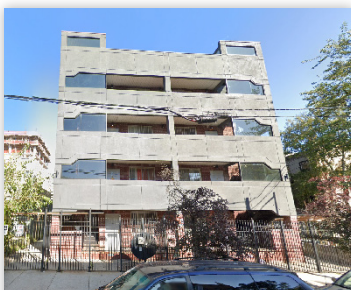
9,766

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	385 Vernon Avenue	\$6,200,000	Bed-Stuy	Multi-Family	16
2	446-448 Park Avenue	\$4,825,000	Bed-Stuy	Development	0
3	157 Stuyvesant Avenue	\$4,600,000	Bed-Stuy	Multi-Family	8
4	1190 Bedford Avenue	\$2,450,000	Bed-Stuy	Mixed Use	7
5	252 Vernon Avenue	\$2,400,000	Bed-Stuy	Multi-Family	4
6	57-33 Catalpa Avenue	\$2,200,000	Ridgewood	Mixed Use	6
7	358 Marcus Garvey Boulevard	\$2,000,000	Bed-Stuy	Mixed Use	5
8	244 Troutman Street	\$1,825,000	Bushwick	Multi-Family	6
9	569 Wilson Avenue	\$1,500,000	Bushwick	Mixed Use	3
10	1195 Bushwick Avenue	\$1,450,000	Bushwick	Mixed Use	4

SELECT SALES ACTIVITY ABOVE



385 VERNON AVE



446-448 PARK AVE



157 STUYVESANT AVE



1190 BEDFORD AVE

NORTHEAST BROOKLYN AND QUEENS

JULY 2024 MARKET ANALYSIS

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

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

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

MONTH OVER MONTH

COMPARED TO JUNE 2024

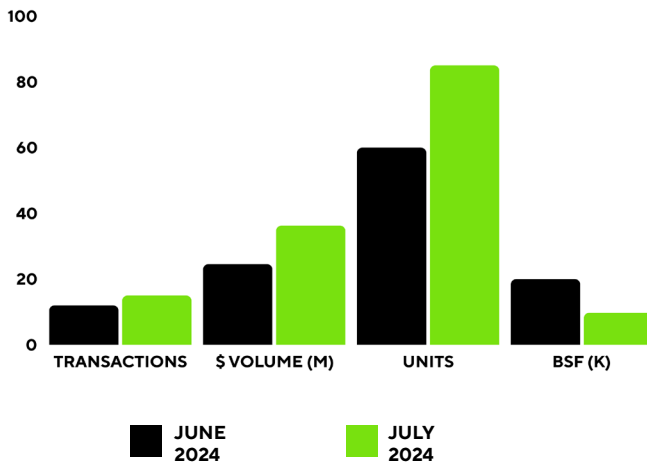
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	12	\$24,551,348	60	20,000
JULY 2024	15	\$36,255,000	85	9,766
% of CHANGE	↑ +25% MoM	↑ +48% MoM	↑ +42% MoM	↓ -51% MoM

YEAR OVER YEAR

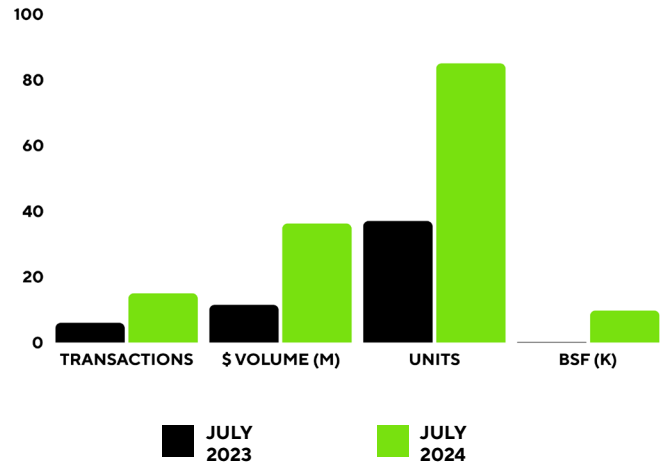
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	6	\$11,495,000	37	0
JULY 2024	15	\$36,255,000	85	9,766
% of CHANGE	↑ +150% YoY	↑ +215% YoY	↑ +130% YoY	↑ +100% 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 JULY 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