



NORTH BROOKLYN MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH BROOKLYN JULY 2024 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$202.71M

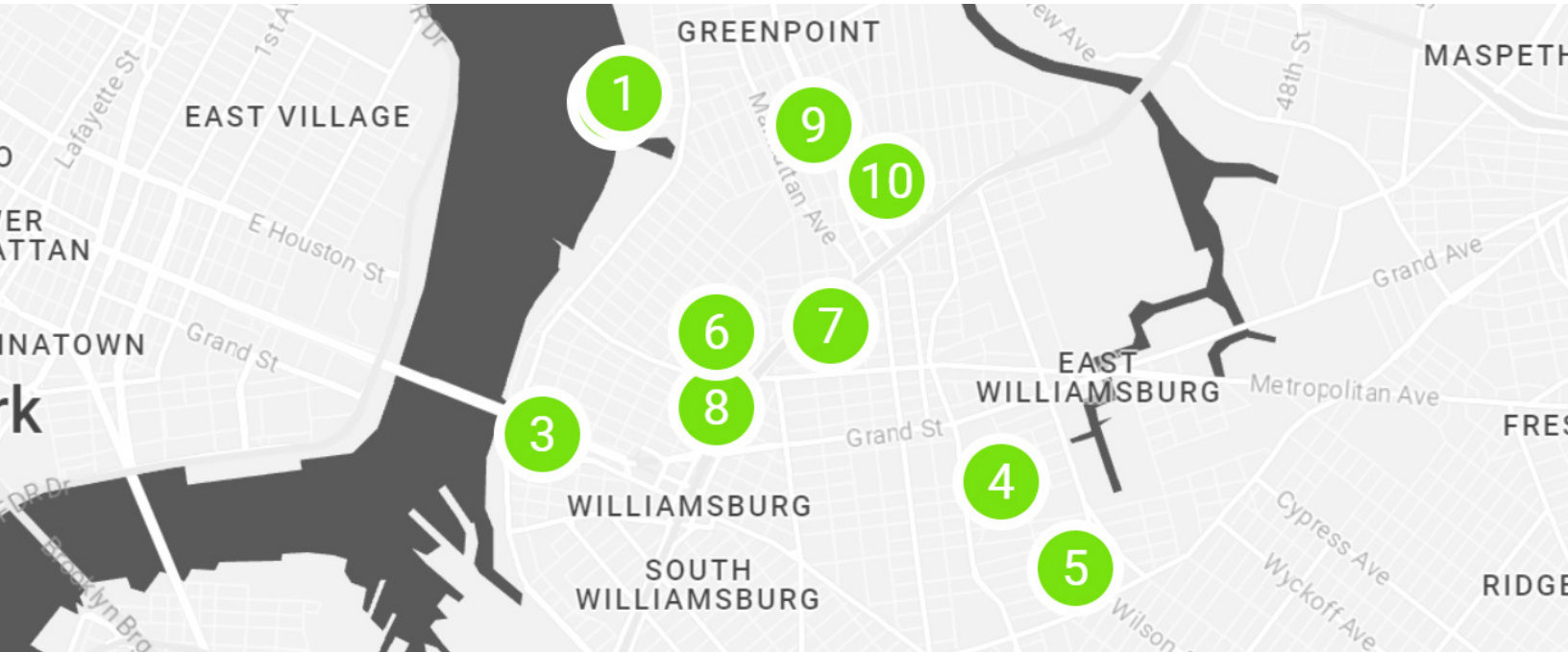
\$ VOLUME SOLD

37

UNITS SOLD

499,388

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1 Oak Street	\$144,100,000	Greenpoint	Development	0
2	2 Oak Street	\$30,000,000	Greenpoint	Development	0
3	57 South 6th Street	\$5,000,000	Williamsburg	Development	0
4	266-274 Scholes Street	\$4,500,000	Williamsburg	Industrial	2
5	48-54 Bogart Street	\$3,750,000	Williamsburg	Development	0
6	88 Roebling Street	\$3,350,000	Williamsburg	Mixed Use	3
7	357 Leonard Street	\$2,815,000	Williamsburg	Multi-Family	5
8	46 Marcy Avenue	\$2,600,000	Williamsburg	Multi-Family	4
9	132 Norman Avenue	\$2,600,000	Greenpoint	Multi-Family	8
10	630 Humboldt Street	\$1,900,000	Greenpoint	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



NORTH BROOKLYN

JULY 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 JUNE 2024

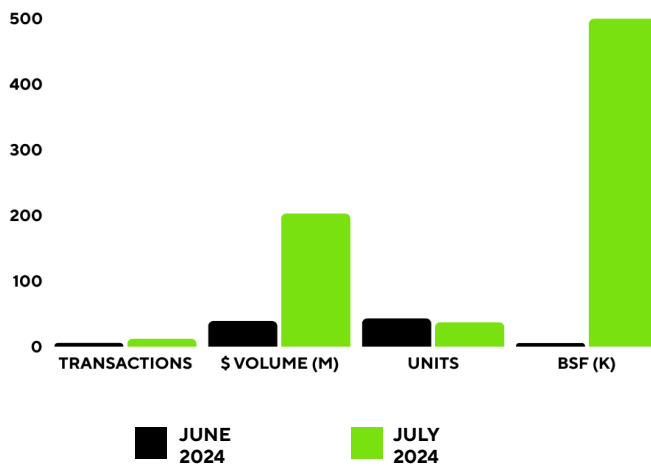
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	6	\$39,071,613	43	5,500
JULY 2024	12	\$202,715,000	37	499,388
% of CHANGE	↑ +100% MoM	↑ +419% MoM	↓ -14% MoM	↑ +8980% MoM

YEAR OVER YEAR

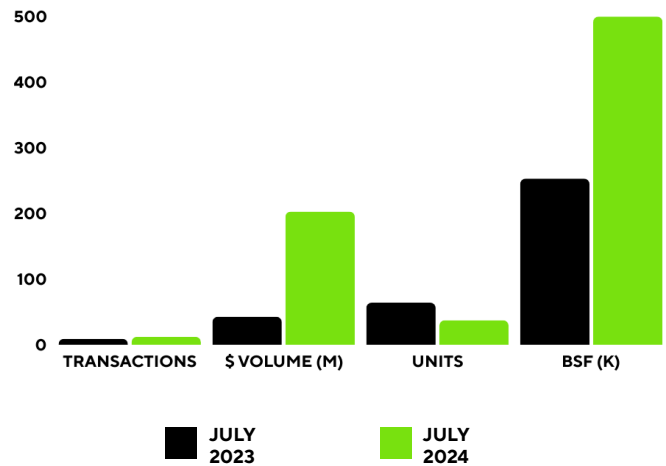
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	9	\$42,550,000	64	252,702
JULY 2024	12	\$202,715,000	37	499,388
% of CHANGE	↑ +33% YoY	↑ +376% YoY	↓ -42% YoY	↑ +98% 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

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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

718.360.8801

www.IPRG.com