



NORTHEAST BROOKLYN AND QUEENS MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

NORTHEAST BROOKLYN AND QUEENS AUGUST 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$20.83M

\$ VOLUME SOLD

40

UNITS SOLD

18,480

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	735 Myrtle Avenue	\$4,575,000	Bed-Stuy	Development	0
2	115 Bainbridge Street	\$2,590,000	Bed-Stuy	Multi-Family	4
3	455 Dekalb Avenue	\$2,585,000	Bed-Stuy	Mixed Use	8
4	590 Bushwick Avenue	\$2,400,000	Bushwick	Mixed Use	5
5	169 Knickerbocker Avenue	\$2,050,000	Bushwick	Mixed Use	4
6	364 Macon Street	\$2,000,000	Bed-Stuy	Multi-Family	4
7	477 Fairview Avenue	\$1,875,000	Ridgewood	Multi-Family	5
8	18-78 Madison Street	\$1,525,000	Ridgewood	Multi-Family	6
9	19-25 Cornelia Street	\$1,230,000	Ridgewood	Multi-Family	4



735 MYRTLE AVE



115 BAINBRIDGE ST



455 DEKALB AVE



590 BUSHWICK AVE

NORTHEAST BROOKLYN AND QUEENS

AUGUST 2024 MARKET ANALYSIS

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

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

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

MONTH OVER MONTH

COMPARED TO JULY 2024

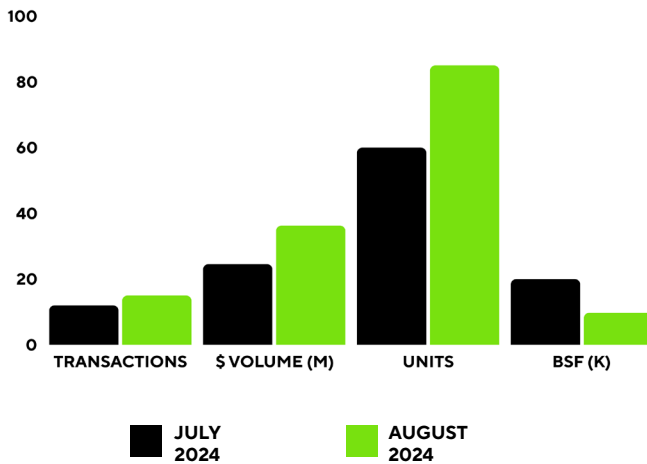
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	15	\$36,255,000	85	9,766
AUGUST 2024	9	\$20,830,000	40	18,480
% of CHANGE	↓ -40% MoM	↓ -43% MoM	↓ -53% MoM	↑ +89% MoM

YEAR OVER YEAR

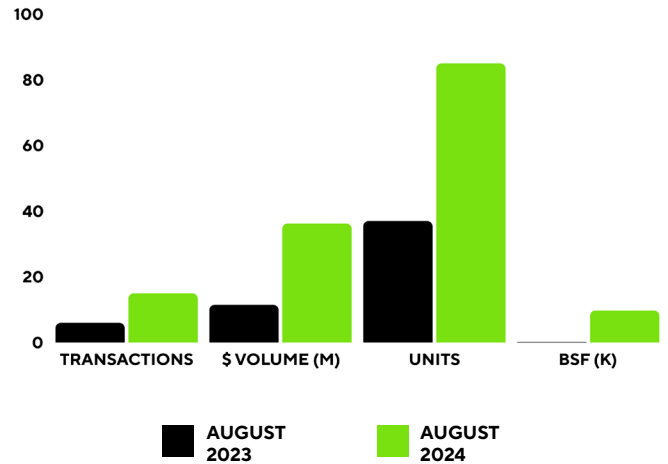
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	7	\$15,280,000	40	0
AUGUST 2024	9	\$20,830,000	40	18,480
% of CHANGE	↑ +29% YoY	↑ +36% YoY	0% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northeast Brooklyn and Queens Team for More Information

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