



# **NORTH BROOKLYN MARKET REPORT**

**AUGUST 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH BROOKLYN AUGUST 2024 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$30.70M

\$ VOLUME SOLD

26

UNITS SOLD

31,320

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	129 Russell Street	\$4,700,000	Greenpoint	Multi-Family	6
2	22 Frost Street	\$4,200,000	Williamsburg	Development	
3	109 Devoe Street	\$3,725,000	Williamsburg	Multi-Family	2
4	193-199 Varet Street	\$3,255,000	Williamsburg	Mixed Use	3
5	147 Grand Street	\$2,900,000	Williamsburg	Mixed Use	4
6	712 Leonard Street	\$2,700,000	Greenpoint	Multi-Family	3
7	430 Graham Avenue	\$2,400,000	Williamsburg	Mixed Use	2
8	714 Grand Street	\$2,150,000	Williamsburg	Mixed Use	3
9	275 Nassau Avenue	\$1,725,000	Greenpoint	Multi-Family	3
10	17 North Henry Street	\$1,650,000	Williamsburg	Development	

SELECT SALES ACTIVITY ABOVE



129 RUSSELL ST



22 FROST ST



109 DEVOE ST



193-199 VARET ST

# NORTH BROOKLYN

## AUGUST 2024 MARKET ANALYSIS

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

Zip Codes: 11222, 11211, 12206, 11249

Neighborhoods: Greenpoint, Williamsburg

### MONTH OVER MONTH

COMPARED TO JULY 2024

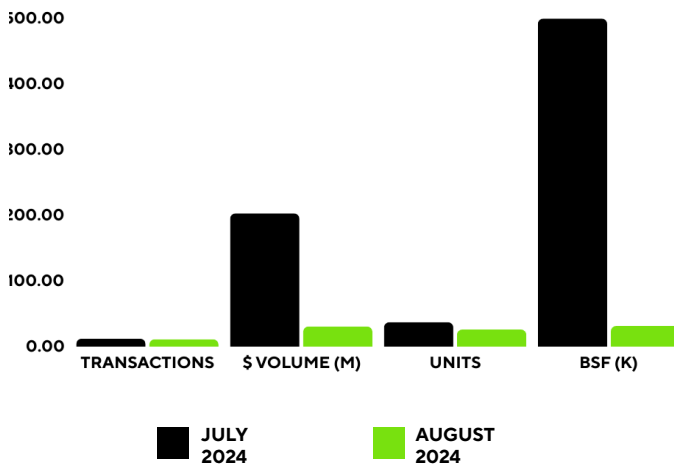
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2024</b>	12	\$202,715,000	37	499,388
<b>AUGUST 2024</b>	11	\$30,705,000	26	31,320
<b>% of CHANGE</b>	↓ -8% MoM	↓ -85% MoM	↓ -30% MoM	↓ -94% MoM

### YEAR OVER YEAR

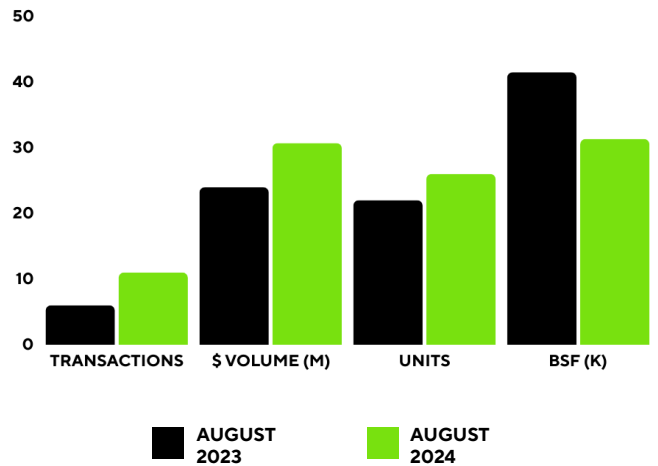
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2023</b>	6	\$23,980,000	22	41,472
<b>AUGUST 2024</b>	11	\$30,705,000	26	31,320
<b>% of CHANGE</b>	↑ +83% YoY	↑ +28% YoY	↑ +18% YoY	↓ -24% 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

## NORTH BROOKLYN AUGUST 2024 REPORT

### THE NORTH BROOKLYN TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

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**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

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**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](http://www.IPRG.com)