



# **NORTHEAST BROOKLYN & QUEENS MARKET REPORT**

**Q3 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTHEAST BROOKLYN & QUEENS Q3 MULTIFAMILY METRICS

### 21

TRANSACTIONS SOLD

### \$43.24M

\$ VOLUME SOLD

### 119

UNITS SOLD



385 VERNON AVE



157 STUYVESANT AVE



252 VERNON AVE



244 TROUTMAN ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	385 Vernon Avenue	\$6,200,000	Bed-Stuy	16
2	157 Stuyvesant Avenue	\$4,600,000	Bed-Stuy	8
3	252 Vernon Avenue	\$2,400,000	Bed-Stuy	4
4	244 Troutman Street	\$1,825,000	Bushwick	6
5	23 Brevoort Place	\$1,405,000	Bed-Stuy	5
6	284 Sumpter Street	\$1,400,000	Ocean Hill	6
7	502 Wilson Avenue	\$1,350,000	Bushwick	8
8	115 Bainbridge Street	\$2,590,000	Bed-Stuy	4
9	364 Macon Street	\$2,000,000	Bed-Stuy	4
10	477 Fairview Avenue	\$1,875,000	Ridgewood	5
11	18-78 Madison Street	\$1,525,000	Ridgewood	6
12	19-25 Cornelia Street	\$1,230,000	Ridgewood	4
13	771 Park Avenue	\$2,700,000	Bed-Stuy	6
14	98 Kosciuszko Street	\$2,275,000	Bed-Stuy	4
15	313 Linden Street	\$1,800,000	Bushwick	4
16	695 Monroe Street	\$1,700,000	Bed-Stuy	4
17	194 Mac Dougal Street	\$1,580,000	Ocean Hill	4
18	6208 68th Avenue	\$1,465,000	Ridgewood	4
19	18-67 Palmetto Street	\$1,275,000	Ridgewood	4
20	860 Dekalb Avenue	\$1,050,000	Bed-Stuy	5

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - MARCH 31, 2024

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

# NORTHEAST BROOKLYN & QUEENS

## Q3 MIXED-USE METRICS

# 18

TRANSACTIONS SOLD

# \$32.76M

\$ VOLUME SOLD

# 76

UNITS SOLD



1190 BEDFORD AVE



57-33 CATALPA AVE



358 MARCUS GARVEY BOULEVARD



569 WILSON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1190 Bedford Avenue	\$2,450,000	Bed-Stuy	7
2	57-33 Catalpa Avenue	\$2,200,000	Ridgewood	6
3	358 Marcus Garvey Boulevard	\$2,000,000	Bed-Stuy	5
4	569 Wilson Avenue	\$1,500,000	Bushwick	3
5	1195 Bushwick Avenue	\$1,450,000	Bushwick	4
6	576 Fairview Avenue	\$1,425,000	Ridgewood	4
7	556 Woodward Avenue	\$1,225,000	Ridgewood	3
8	455 Dekalb Avenue	\$2,585,000	Bed-Stuy	8
9	590 Bushwick Avenue	\$2,400,000	Bushwick	5
10	169 Knickerbocker Avenue	\$2,050,000	Bushwick	4
11	44 & 46 Decatur Street	\$2,377,000	Bed-Stuy	5
12	389 Nostrand Avenue	\$1,850,000	Bed-Stuy	3
13	57-18 Myrtle Avenue	\$1,830,000	Ridgewood	2
14	65-10 Fresh Pond Road	\$1,675,000	Ridgewood	3
15	25 Marcus Garvey Boulevard	\$1,575,000	Bed-Stuy	4
16	6503 Fresh Pond Road	\$1,525,000	Ridgewood	3
17	253 Malcolm X Boulevard	\$1,400,000	Bed-Stuy	4
18	68-10 Fresh Pond Road	\$1,250,000	Ridgewood	3

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

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

## NORTHEAST BROOKLYN & QUEENS Q3 DEVELOPMENT SITE METRICS

# 4

TRANSACTIONS SOLD

# \$12.50M

\$ VOLUME SOLD

# 47,027

BUILDABLE SF SOLD



446-448 PARK AVE



735 MYRTLE AVE



481 CENTRAL AVE



187-189 ROCKAWAY AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	446-448 Park Avenue	\$4,825,000	Bed-Stuy	9,766
2	735 Myrtle Avenue	\$4,575,000	Bed-Stuy	18,480
3	481 Central Avenue	\$1,600,000	Bushwick	5500
4	187-189 Rockaway Avenue & 2258 Atlantic Avenue	\$1,500,000	Ocean Hill	13281

\*Development Site / Buildable Square Footage

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

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

Neighborhoods: Bedford-Stuyvesant, Bushwick, Ocean Hill, Ridgewood

### Q3 2024 COMPLETE MARKET METRICS

**43**

TRANSACTIONS SOLD  
+72% YoY

**\$88.51M**

\$ VOLUME SOLD  
+67% YoY

**195**

UNITS SOLD  
+42% YoY

**47,027**

BUILDABLE SF SOLD  
+755% YoY

### PRICE ANALYSIS BY TERRITORY

#### BEDFORD-STUYVESANT & OCEAN HILL

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$507 -19% YoY	\$452 -5% YoY	\$371 +100% YoY
\$/UNIT	\$432,340 -20% YoY	\$382,046 0% YoY	

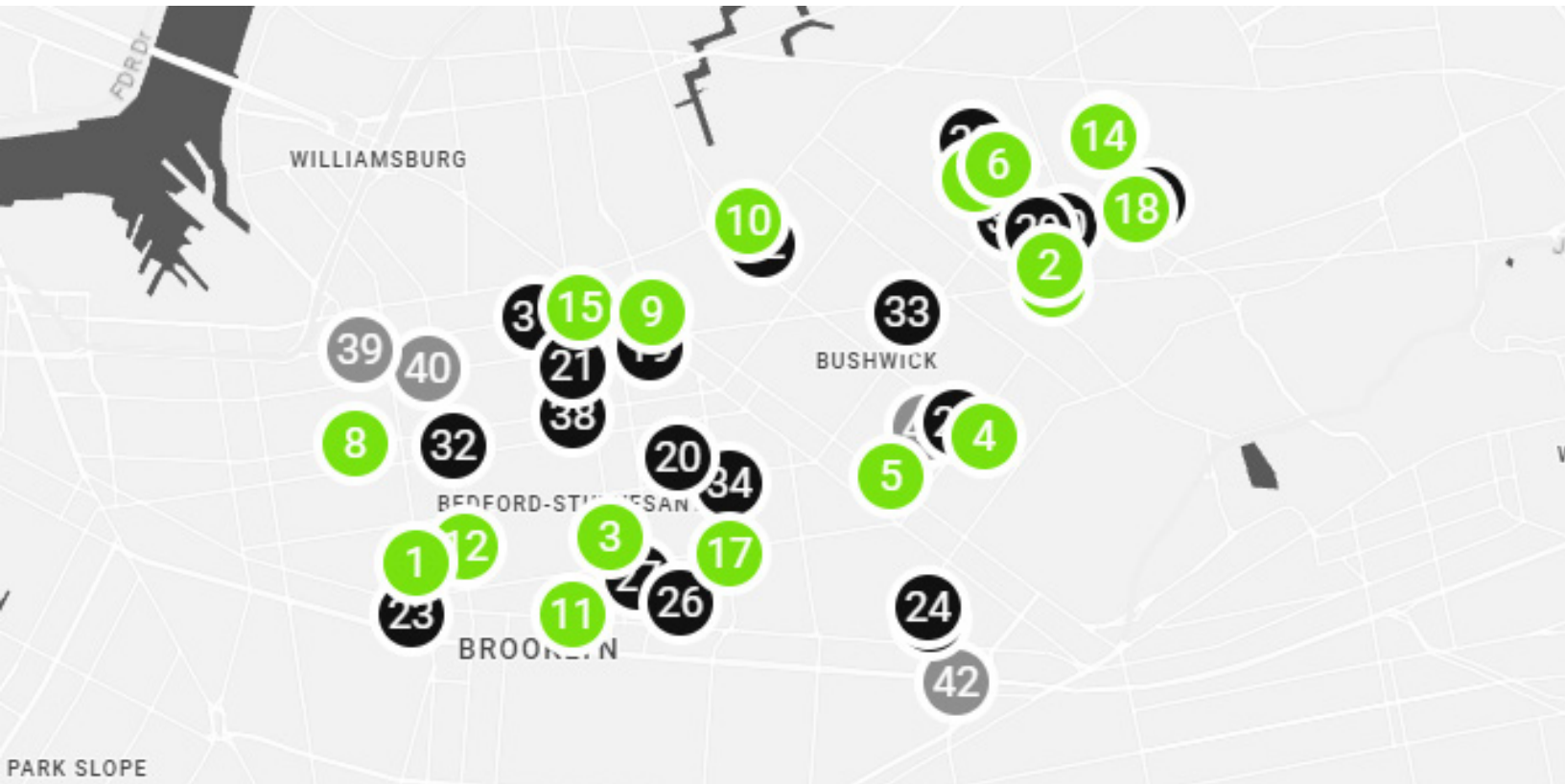
#### BUSHWICK

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$383 +4% YoY	\$414 -8% YoY	\$291 +8% YoY
\$/UNIT	\$307,639 -2% YoY	\$463,750 +16% YoY	

#### RIDGEWOOD

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$400 -10% YoY	\$448 +100% YoY	\$113 +100% YoY
\$/UNIT	\$324,333 -7% YoY	\$377,083 +100% YoY	

SELECT SALES ACTIVITY ABOVE



#### MULTIFAMILY

- 1 385 Vernon Avenue
- 2 157 Stuyvesant Avenue
- 3 252 Vernon Avenue
- 4 244 Troutman Street
- 5 23 Brevoort Place
- 6 284 Sumpter Street
- 7 502 Wilson Avenue
- 8 115 Bainbridge Street
- 9 364 Macon Street
- 10 477 Fairview Avenue
- 11 18-78 Madison Street
- 12 19-25 Cornelia Street
- 13 771 Park Avenue
- 14 98 Kosciuszko Street
- 15 313 Linden Street
- 16 695 Monroe Street
- 17 194 Mac Dougal Street
- 18 6208 68th Avenue
- 19 18-67 Palmetto Street
- 20 860 Dekalb Avenue

#### MIXED USE

- 21 1190 Bedford Avenue
- 22 57-33 Catalpa Avenue
- 23 358 Marcus Garvey Boulevard
- 24 569 Wilson Avenue
- 25 1195 Bushwick Avenue
- 26 576 Fairview Avenue
- 27 556 Woodward Avenue
- 28 455 Dekalb Avenue
- 29 590 Bushwick Avenue
- 30 169 Knickerbocker Avenue
- 31 44 & 46 Decatur Street
- 32 389 Nostrand Avenue
- 33 57-18 Myrtle Avenue
- 34 65-10 Fresh Pond Road
- 35 25 Marcus Garvey Boulevard
- 36 6503 Fresh Pond Road
- 37 253 Malcolm X Boulevard
- 38 68-10 Fresh Pond Road

#### DEVELOPMENT SITES

- 35 446-448 Park Avenue
- 36 735 Myrtle Avenue
- 37 481 Central Avenue
- 38 187-189 Rockaway Avenue & 2258
- 39 Atlantic Avenue



### CONTACT THE **NORTHEAST BROOKLYN & QUEENS** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**