

An aerial photograph of South West Brooklyn, showing a multi-lane highway curving through a dense urban landscape. The area is filled with various buildings, including high-rise apartment complexes and lower commercial structures. A large, green, tree-filled park area is visible in the center of the image, providing a contrast to the surrounding city. The sky is filled with soft, white clouds.

SOUTHWEST BROOKLYN MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q1 2023 MULTIFAMILY METRICS

17

TRANSACTIONS SOLD

\$33.71M

\$ VOLUME SOLD

126

UNITS SOLD



1965 BAY RIDGE AVE



415 OVINGTON AVE



1370 41ST ST



1542 38TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1965 Bay Ridge Avenue	\$4,500,000	Bensonhurst	27
2	415 Ovington Avenue	\$3,600,000	Bay Ridge	32
3	1370 41st Street	\$2,525,000	Borough Park	4
4	1542 38th Street	\$2,500,000	Borough Park	4
5	1134 64th Street	\$2,020,000	Borough Park	4
6	5014 7th Avenue	\$1,900,000	Sunset Park	3
7	864 55th Street	\$1,850,000	Sunset Park	3
8	1755 76th Street	\$1,775,000	Bensonhurst	4
9	734 53rd Street	\$1,700,000	Sunset Park	4
10	1765 76th Street	\$1,600,000	Bensonhurst	4
11	2141 85th Street	\$1,500,000	Bensonhurst	5
12	8670 15th Avenue	\$1,500,000	Bath Beach	4
13	1760 73rd Street	\$1,500,000	Bensonhurst	4
14	318 80th Street	\$1,420,000	Bay Ridge	6
15	2257 65th Street	\$1,390,838	Borough Park	4
16	555 80th Street	\$1,236,000	Bay Ridge	6
17	519 49th Street	\$1,200,000	Sunset Park	8

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **MONTH 1, 2022 - MONTH 31, 2022**

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

SOUTHWEST BROOKLYN

Q1 2023 MIXED-USE METRICS

23

TRANSACTIONS SOLD

\$53.65M

\$ VOLUME SOLD

110

UNITS SOLD



1502 46TH ST



7107-7111 5TH AVE



1508 48TH ST



5825 5TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1502 46th Street	\$15,100,000	Borough Park	17
2	7107-7111 5th Avenue	\$3,200,000	Bay Ridge	5
3	1508 48th Street	\$2,999,900	Borough Park	3
4	5825 5th Avenue	\$2,950,000	Sunset Park	9
5	8502 21st Avenue	\$2,350,000	Bensonhurst	5
6	314 39th Street	\$2,000,000	Sunset Park	4
7	4604 7th Avenue	\$1,800,000	Sunset Park	3
8	7415 3rd Avenue	\$1,775,000	Bay Ridge	6
9	4505 13th Avenue	\$1,775,000	Borough Park	4
10	8736 18th Avenue	\$1,650,000	Bath Beach	3
11	9054 Fort Hamilton Parkway	\$1,600,000	Bay Ridge	6
12	7913 5th Avenue	\$1,550,000	Bay Ridge	3
13	7905 5th Avenue	\$1,500,000	Bay Ridge	3
14	308 86th Street	\$1,500,000	Bay Ridge	6
15	4901 18th Avenue	\$1,500,000	Borough Park	4
16	7120 20th Avenue	\$1,400,000	Bensonhurst	3
17	6322 14th Avenue	\$1,400,000	Borough Park	6
18	4006 14th Avenue	\$1,400,000	Borough Park	5
19	4017 14th Avenue	\$1,300,000	Borough Park	3
20	4019 13th Avenue	\$1,300,000	Borough Park	3

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

SOUTHWEST BROOKLYN
Q1 2023 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$1.9M

\$ VOLUME SOLD

6,820

BUILDABLE SF SOLD



1426 55TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1426 55th Street	\$1,900,000	Borough Park	6,820

SELECT SALES ACTIVITY ABOVE

Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

SOUTHWEST BROOKLYN Q1 2023 INDUSTRIAL METRICS

6

TRANSACTIONS SOLD

\$23.35M

\$ VOLUME SOLD

13

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4425 1st Avenue	\$9,200,000	Sunset Park	1
2	238-244 53rd Street	\$6,300,000	Sunset Park	3
3	1355-1357 60th Street	\$2,825,000	Borough Park	4
4	119 42nd Street	\$2,200,000	Sunset Park	1
5	6409-6411 New Utrecht Avenue	\$1,780,000	Borough Park	3
6	3709 Fort Hamilton Parkway	\$1,080,000	Borough Park	1

SELECT SALES ACTIVITY ABOVE

Industrial Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232

Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park

Q1 2023 COMPLETE MARKET METRICS

47

TRANSACTIONS SOLD
-4% YoY

\$112.66M

\$ VOLUME SOLD
-7% YoY

249

UNITS SOLD
-37% YoY

6,820

BUILDABLE SF SOLD
-79% YoY

PRICE ANALYSIS BY TERRITORY

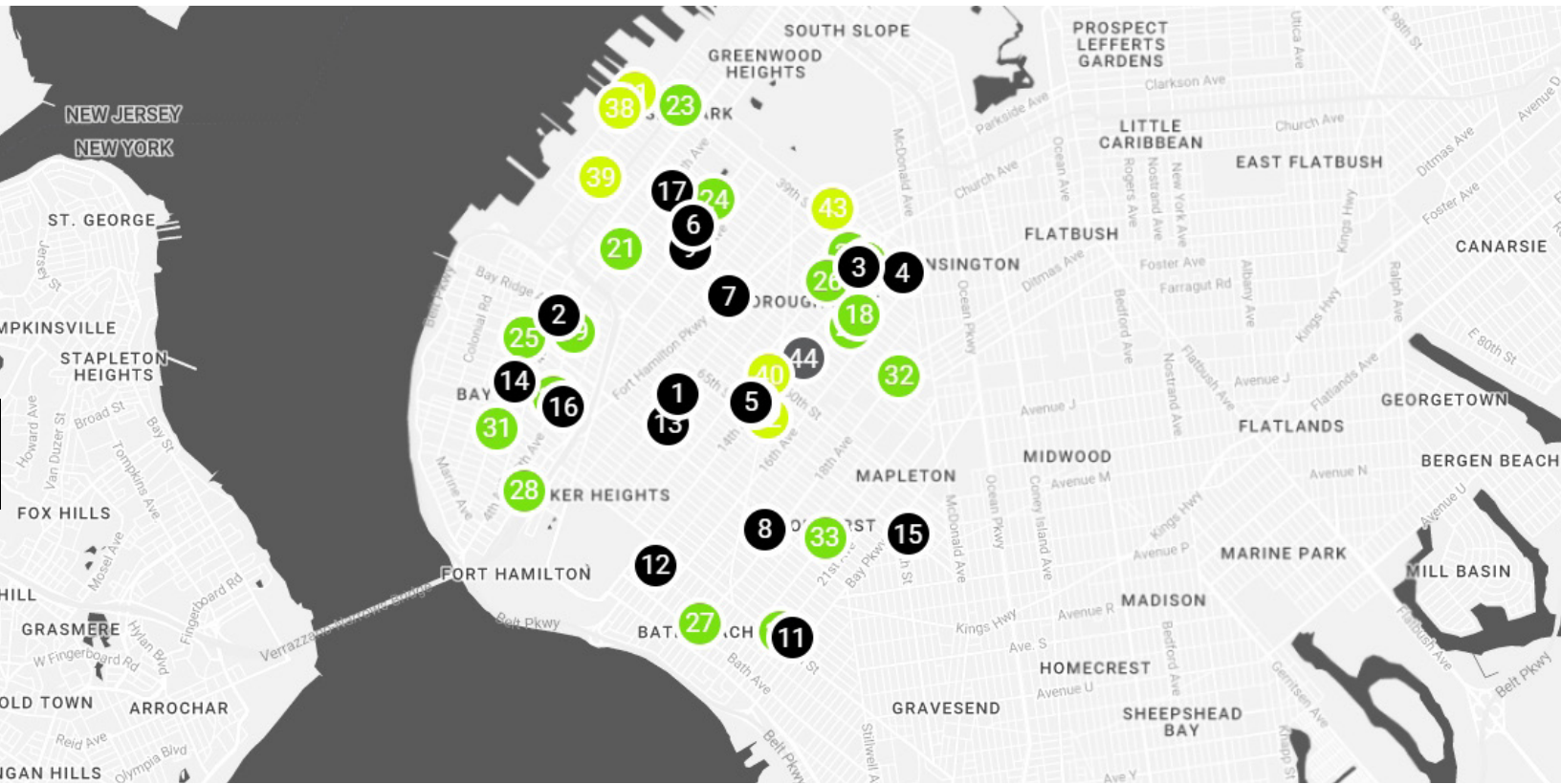
SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$502 +46% YoY	\$445 -7% YoY	\$279 +15% YoY	\$487 +26% YoY
\$/UNIT	\$385,267 +32% YoY	\$464,082 -5% YoY		\$2,646,597 51% YoY

*Development Site / Buildable Square Footage

SOUTHWEST BROOKLYN

Q1 2023 MARKET MAP



MULTIFAMILY

- 1 1965 Bay Ridge Avenue
- 2 415 Ovington Avenue
- 3 1370 41st Street
- 4 1542 38th Street
- 5 1134 64th Street
- 6 5014 7th Avenue
- 7 864 55th Street
- 8 1755 76th Street
- 9 734 53rd Street
- 10 1765 76th Street
- 11 2141 85th Street
- 12 8670 15th Avenue
- 13 1760 73rd Street
- 14 318 80th Street
- 15 2257 65th Street
- 16 555 80th Street
- 17 519 49th Street

MIXED USE

- 1 1502 46th Street
- 2 7107-7111 5th Avenue
- 3 1508 48th Street
- 4 5825 5th Avenue
- 5 8502 21st Avenue
- 6 314 39th Street
- 7 4604 7th Avenue
- 8 7415 3rd Avenue
- 9 4505 13th Avenue
- 10 8736 18th Avenue
- 11 9054 Fort Hamilton Parkway
- 12 7913 5th Avenue
- 13 7905 5th Avenue
- 14 308 86th Street
- 15 4901 18th Avenue
- 16 7120 20th Avenue
- 17 6322 14th Avenue
- 18 4006 14th Avenue
- 19 4017 14th Avenue
- 20 4019 13th Avenue

DEVELOPMENT SITES

- 1 1426 55th Street

INDUSTRIAL

- 1 4425 1st Avenue
- 2 238-244 53rd Street
- 3 1355-1357 60th Street
- 4 119 42nd Street
- 5 6409-6411 New Utrecht Avenue
- 6 3709 Fort Hamilton Parkway

CONTACT THE **SOUTHWEST BROOKLYN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES