

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A large highway with multiple lanes runs diagonally across the lower half of the image. To the right of the highway is a large, green, tree-filled area, which is Central Park. Several tall, modern skyscrapers are visible, particularly on the right side. The sky is filled with large, white clouds. A black rectangular box is overlaid on the upper left portion of the image, containing the main title. A bright green rectangular box is overlaid on the middle of the image, containing the date. The company name is at the bottom in white text.

SOUTHWEST BROOKLYN MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q2 2023 MULTIFAMILY METRICS

17

TRANSACTIONS SOLD

\$33.71M

\$ VOLUME SOLD

126

UNITS SOLD



545 85TH ST



1772 61ST ST



1569 70TH ST



1839 58TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	545 85th Street	\$6,715,000	Bay Ridge	43
2	1772 61st Street	\$5,000,000	Borough Park	6
3	1569 70th Street	\$2,218,000	Bensonhurst	5
4	1839 58th Street	\$2,090,000	Borough Park	4
5	2110 77th Street	\$2,050,000	Bensonhurst	4
6	1644 64th Street	\$1,810,000	Borough Park	4
7	1735 71st Street	\$1,775,000	Bensonhurst	4
8	1868 67th Street	\$1,700,500	Bensonhurst	4
9	1018 64th Street	\$1,630,000	Borough Park	4
10	457 51st Street	\$1,220,000	Sunset Park	4

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

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

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

SOUTHWEST BROOKLYN

Q2 2023 MIXED-USE METRICS

23

TRANSACTIONS SOLD

\$53.65M

\$ VOLUME SOLD

110

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	477 86th Street	\$5,000,000	Bay Ridge	8
2	404 55th Street	\$2,067,778	Sunset Park	3
3	4617 5th Avenue	\$1,985,000	Sunset Park	3
4	8902 3rd Avenue	\$1,900,000	Bay Ridge	3
5	1102 Bay Ridge Parkway	\$1,860,000	Dyker Heights	3
6	5916 20th Avenue	\$1,680,000	Borough Park	2
7	7919 5th Avenue	\$1,525,000	Bay Ridge	3
8	6923 Front Hamilton Parkway	\$1,524,000	Dyker Heights	4
9	1730 86th Street	\$1,505,000	Bath Beach	2
10	8640 20th Avenue	\$1,500,000	Bath Beach	3
11	716 57th Street	\$1,500,000	Sunset Park	3
12	3906 New Utrecht Avenue	\$1,450,000	Borough Park	3
13	5510 18th Avenue	\$1,400,000	Borough Park	2
14	5508 18th Avenue	\$1,400,000	Borough Park	2
15	305 83rd Street	\$1,400,000	Bay Ridge	3
16	7402 New Utrecht Avenue	\$1,300,000	Bensonhurst	3
17	6706 11th Avenue	\$1,300,000	Dyker Heights	3
18	6730 13th Avenue	\$1,250,000	Dyker Heights	3
19	2024 Bath Avenue	\$1,200,000	Bath Beach	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

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

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

SOUTHWEST BROOKLYN
Q2 2023 INDUSTRIAL METRICS

1

TRANSACTIONS SOLD

\$3.10M

\$ VOLUME SOLD

1

UNITS SOLD



1

4014 3rd Avenue

ADDRESS

PRICE

\$3,100,000

NEIGHBORHOOD

Sunset Park

UNITS

1

Industrial Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

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

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

Q2 2023 COMPLETE MARKET METRICS

30

TRANSACTIONS SOLD

-39% YoY

\$62.05M

\$ VOLUME SOLD

-56% YoY

142

UNITS SOLD

-53% YoY

0

BUILDABLE SF SOLD

-100% YoY

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$511 +38% YoY	\$515 +9% YoY	\$0 -100% YoY	\$297 -35% YoY
\$/UNIT	\$450,197 +50% YoY	\$565,496 +16% YoY		\$3,100,000 +39% YoY

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 545 85th Street
- 2 1772 61st Street
- 3 1569 70th Street
- 4 1839 58th Street
- 5 2110 77th Street
- 6 1644 64th Street
- 7 1735 71st Street
- 8 1868 67th Street
- 9 1018 64th Street
- 10 457 51st Street

MIXED USE

- 1 477 86th Street
- 2 404 55th Street
- 3 4617 5th Avenue
- 4 8902 3rd Avenue
- 5 1102 Bay Ridge Parkway
- 6 5916 20th Avenue
- 7 7919 5th Avenue
- 8 6923 Front Hamilton Parkway
- 9 1730 86th Street
- 10 8640 20th Avenue
- 11 716 57th Street
- 12 3906 New Utrecht Avenue
- 13 5510 18th Avenue
- 14 5508 18th Avenue
- 15 305 83rd Street
- 16 7402 New Utrecht Avenue
- 17 6706 11th Avenue
- 18 6730 13th Avenue
- 19 2024 Bath Avenue

DEVELOPMENT SITES

- 1 1426 55th Street

INDUSTRIAL

- 1 4014 3rd Avenue

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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES