SOUTHWEST BROOKLYN
MARKET REPORT

Q3 2023

IPRG

21
TRANSACTIONS SOLD

$56.42M
$ VOLUME SOLD

232
UNITS SOLD

252 74TH ST

1261 49TH ST

244 96TH ST

1058 62ND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	252 74th Street	$13,500,000	Bay Ridge	66
2	1261 49th Street	$7,400,000	Borough Park	49
3	244 96th Street	$3,600,000	Bay Ridge	20
4	1058 62nd Street	$3,600,000	Borough Park	6
5	1171 60th Street	$2,550,000	Borough Park	16
6	1278 85th Street	$1,990,000	Dyker Heights	4
7	67 Bay 22nd Street	$1,970,000	Bath Beach	4
8	15-13 71st Street	$1,955,000	Bensonhurst	4
9	1314 44th Street	$1,930,000	Borough Park	6
10	2043 71st Street	$1,880,000	Bensonhurst	4
11	1634 66th Street	$1,772,000	Bensonhurst	4
12	2106 77th Street	$1,750,000	Bensonhurst	4
13	1479 70th Street	$1,750,000	Bensonhurst	6
14	1339 68th Street	$1,725,000	Dyker Heights	4
15	6714 21st Avenue	$1,630,000	Bensonhurst	4
16	144 Bay 26th Street	$1,600,000	Bath Beach	4
17	7801 18th Avenue	$1,475,000	Bensonhurst	6
18	6812 13th Avenue	$1,330,000	Dyker Heights	5
19	1764 71st Street	$1,020,000	Bensonhurst	4
20	6609 13th Avenue	$1,000,000	Dyker Heights	6

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between *$1,000,000 - $50,000,000* from *JULY 1, 2023 - SEPTEMBER 30, 2023*
Zip Codes: 11204, 11209, 11214, 11219, 11220, 11228
Neighborhoods: *Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park*

SOUTHWEST BROOKLYN
Q3 2023 MIXED-USE METRICS

19
TRANSACTIONS SOLD

$42.90M
$ VOLUME SOLD

71
UNITS SOLD

4113-4121 13TH AVE

58-12 8TH AVE

5121 8TH AVE

5722 6TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4113-4121 13th Avenue	$8,400,000	Borough Park	12
2	58-12 8th Avenue	$3,200,000	Sunset Park	3
3	5121 8th Avenue	$3,000,000	Sunset Park	5
4	5722 6th Avenue	$2,295,000	Sunset Park	4
5	1349 47th Street	$2,275,000	Borough Park	3
6	6801 4th Avenue	$2,250,000	Bay Ridge	7
7	4424 5th Avenue	$2,200,000	Sunset Park	3
8	5125 9th Avenue	$2,100,000	Borough Park	3
9	7116 Bay Parkway	$1,900,000	Bensonhurst	3
10	44-06 14th Avenue	$1,800,000	Borough Park	3
11	1959 86th Street	$1,760,000	Bensonhurst	2
12	1732 86th Street	$1,650,000	Bath Beach	2
13	4312 15th Avenue	$1,620,000	Borough Park	4
14	6217 20th Avenue	$1,605,350	Borough Park	3
15	8119 5th Avenue	$1,600,000	Bay Ridge	3
16	4914 4th Avenue	$1,450,000	Sunset Park	3
17	433 72nd Street	$1,350,000	Bay Ridge	3
18	6414 11th Avenue	$1,250,000	Borough Park	3
19	76 Avenue O	$1,200,000	Bensonhurst	2

Mixed-Use Transactions between $1,000,000 - $50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023
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SOUTHWEST BROOKLYN
Q3 2023 MARKET ANALYSIS

Q3 2023 COMPLETE MARKET METRICS

40	**$99.32M**	**303**	**0**
TRANSACTIONS SOLD	**$ VOLUME** SOLD	**UNITS** SOLD	**BUILDABLE SF** SOLD
-31% YoY	**-38% YoY**	**-38% YoY**	**-100% YoY**

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
$/SF	$421 +7% YoY	$595 +12% YoY	$0 -100% YoY
$/UNIT	$336,973 +12% YoY	$621,858 +12% YoY	

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MULTIFAMILY

1. 252 74th Street
2. 1261 49th Street
3. 244 96th Street
4. 1058 62nd Street
5. 1171 60th Street
6. 1278 85th Street
7. 67 Bay 22nd Street
8. 15-13 71st Street
9. 1314 44th Street
10. 2043 71st Street
11. 1634 66th Street
12. 2106 77th Street
13. 1479 70th Street
14. 1339 68th Street
15. 6714 21st Avenue
16. 144 Bay 26th Street
17. 7801 18th Avenue
18. 6812 13th Avenue
19. 1764 71st Street
20. 6609 13th Avenue

MIXED USE

21. 4113-4121 13th Avenue
22. 58-12 8th Avenue
23. 5121 8th Avenue
24. 5722 6th Avenue
25. 1349 47th Street
26. 6801 4th Avenue
27. 4424 5th Avenue
28. 5125 9th Avenue
29. 7116 Bay Parkway
30. 44-06 14th Avenue
31. 1959 86th Street
32. 1732 86th Street
33. 4312 15th Avenue
34. 6217 20th Avenue
35. 8119 5th Avenue
36. 4914 4th Avenue
37. 433 72nd Street
38. 6414 11th Avenue
39. 76 Avenue O

CONTACT THE SOUTHWEST BROOKLYN TEAM FOR MORE INFORMATION

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1
POWERFUL TEAM

1K+
PROPERTIES SOLD

$4B+
TOTAL SALES