

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A large, multi-lane highway (likely the FDR Expressway) runs diagonally across the lower half of the image. To the right of the highway is a large, green, tree-filled area (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 title text. A bright green rectangular box is overlaid on the upper right portion of the image, containing the date text. The overall image is in grayscale, except for the green box and the white text.

# **SOUTHWEST BROOKLYN MARKET REPORT**

**Q4 2023**

**INVESTMENT PROPERTY REALTY GROUP**



## SOUTHWEST BROOKLYN Q4 2023 MULTIFAMILY METRICS

# 20

TRANSACTIONS SOLD

# \$39.67M

\$ VOLUME SOLD

# 96

UNITS SOLD



1548 54TH ST & 05484-0028



1415 57TH ST



1431 42ND ST



621 48TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1548 54th Street & 05484-0028	\$3,650,000	Borough Park	4
2	1415 57th Street	\$3,250,500	Borough Park	3
3	1431 42nd Street	\$2,375,000	Borough Park	4
4	621 48th Street	\$2,330,000	Sunset Park	4
5	5022 9th Avenue	\$2,260,000	Sunset Park	4
6	1644 66th Street	\$1,950,000	Bensonhurst	4
7	1121-1125 66th Street	\$1,942,000	Dyker Heights	6
8	272 67th Street	\$1,900,000	Bay Ridge	16
9	1281 Tabor Court	\$1,890,000	Borough Park	4
10	1733 78th Street	\$1,850,000	Bensonhurst	4
11	2061 73rd Street	\$1,800,000	Bensonhurst	4
12	631 Bay Ridge Avenue	\$1,780,000	Bay Ridge	4
13	6724 21st Avenue	\$1,730,000	Bensonhurst	4
14	1366-1372 63rd Street	\$1,700,000	Borough Park	5
15	930 59th Street	\$1,620,000	Borough Park	6
16	1021 56th Street	\$1,615,000	Borough Park	4
17	1767 76th Street	\$1,600,000	Bensonhurst	4
18	731 40th Street	\$1,530,000	Sunset Park	4
19	931 51st Street	\$1,500,000	Borough Park	4
20	1563 70th Street	\$1,400,000	Bensonhurst	4

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 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 Q4 2023 MIXED-USE METRICS

# 12

TRANSACTIONS SOLD

# \$19.90M

\$ VOLUME SOLD

# 49

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1325 52nd Street	\$2,650,000	Borough Park	4
2	5721 16th Avenue	\$2,350,000	Borough Park	6
3	7207 5th Avenue	\$2,100,000	Bay Ridge	8
4	9406 3rd Avenue	\$1,735,000	Bay Ridge	4
5	6304 11th Avenue	\$1,700,000	Borough Park	6
6	6302 5th Avenue	\$1,500,000	Sunset Park	3
7	6809 11th Avenue	\$1,430,000	Dyker Heights	3
8	9513 3rd Avenue	\$1,425,000	Bay Ridge	3
9	8810 3rd Avenue	\$1,400,000	Bay Ridge	3
10	6820 Fort Hamilton Parkway	\$1,280,000	Dyker Heights	3
11	2247 65th Street	\$1,200,000	Borough Park	3
12	1706 Bath Avenue	\$1,135,000	Bath Beach	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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

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CENTRAL & EAST BROOKLYN  
Q4 2023 INDUSTRIAL METRICS

1

TRANSACTIONS SOLD

\$2.70M

\$ VOLUME SOLD

2

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1035-1037 60th Street	\$2,700,000	Borough Park	2

Multifamily Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023  
Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11228, 11232  
Neighborhoods: Bath Beach, Bay Ridge, Bensonhurst, Borough Park, Dyker Heights, Sunset Park



# CENTRAL & EAST BROOKLYN

## Q4 DEVELOPMENT SITE METRICS

**3**

TRANSACTIONS SOLD

**\$8.94M**

\$ VOLUME SOLD

**38,000**

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	9201 5th Avenue	\$5,579,000	Bay Ridge	20,880
2	7001 Shore Road	\$2,100,000	Bay Ridge	12,120
3	1817 74th Street	\$1,268,000	Bensonhurst	5,000

\*Development Site / Buildable Square Footage

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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

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

Q4 2023 COMPLETE MARKET METRICS

36

TRANSACTIONS SOLD  
-25% YoY

\$71.22M

\$ VOLUME SOLD  
-32% YoY

147

UNITS SOLD  
-48% YoY

38,000

BUILDABLE SF SOLD  
+47% YoY

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$539 +38% YoY	\$432 -11% YoY	\$675 +48% YoY	\$235 -4% YoY
\$/UNIT	\$472,546 +51% YoY	\$429,757 -7% YoY	\$1,350,000 -81% YoY	



# SOUTHWEST BROOKLYN

## Q4 2023 MARKET MAP



### MULTIFAMILY

- 1 1548 54th Street & 05484-0028
- 2 1415 57th Street
- 3 1431 42nd Street
- 4 621 48th Street
- 5 5022 9th Avenue
- 6 1644 66th Street
- 7 1121-1125 66th Street
- 8 272 67th Street
- 9 1281 Tabor Court
- 10 1733 78th Street
- 11 2061 73rd Street
- 12 631 Bay Ridge Avenue
- 13 6724 21st Avenue
- 14 1366-1372 63rd Street
- 15 930 59th Street
- 16 1021 56th Street
- 17 1767 76th Street
- 18 731 40th Street
- 19 931 51st Street
- 20 1563 70th Street

### MIXED USE

- 21 1325 52nd Street
- 22 5721 16th Avenue
- 23 7207 5th Avenue
- 24 9406 3rd Avenue
- 25 6304 11th Avenue
- 26 6302 5th Avenue
- 27 6809 11th Avenue
- 28 9513 3rd Avenue
- 29 8810 3rd Avenue
- 30 6820 Fort Hamilton Parkway
- 31 2247 65th Street
- 32 1706 Bath Avenue

### INDUSTRIAL

- 33 1035-1037 60th Street

### DEVELOPMENT SITES

- 34 9201 5th Avenue
- 35 7001 Shore Road
- 36 1817 74th Street

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

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**