

An aerial, black and white photograph of a cityscape. A multi-lane highway with a bridge spans across a park area filled with trees. Several high-rise buildings are visible, including a prominent one on the right. The sky is filled with dramatic, dark clouds. A black rectangular box is overlaid on the top left, and a bright green rectangular box is overlaid in the center.

SOUTHWEST BROOKLYN MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q1 MULTIFAMILY METRICS

21

TRANSACTIONS SOLD

\$34.69M

\$ VOLUME SOLD

100

UNITS SOLD



6401 19TH AVENUE



1655 66TH ST



1546 WEST 10TH ST



1636 64TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	6401 19th Avenue	\$2,200,000	Borough Park	4
2	1655 66th Street	\$1,910,000	Bensonhurst	4
3	1546 West 10th Street	\$1,800,000	Bensonhurst	4
4	1636 64th Street	\$1,792,500	Borough Park	4
5	1772 77th Street	\$1,700,000	Bensonhurst	4
6	1811 60th Street	\$1,515,000	Borough Park	4
7	205 61st Street	\$1,400,000	Sunset Park	4
8	1250 44th Street	\$1,300,000	Borough Park	6
9	759 44th Street	\$1,680,000	Sunset Park	4
10	1584 West 10th Street	\$1,650,000	Bensonhurst	4
11	1105 72nd Street	\$1,420,000	Dyker Heights	6
12	3617 15th Avenue	\$1,175,000	Borough Park	6
13	521 82nd Street	\$1,153,000	Bay Ridge	6
14	1364 44th Street	\$2,700,000	Borough Park	6
15	1162 52nd Street	\$2,150,000	Borough Park	6
16	1638 64th Street	\$1,792,500	Borough Park	4
17	7803 21st Avenue	\$1,680,000	Bensonhurst	4
18	1664 80th Street	\$1,600,000	Bensonhurst	4
19	362 92nd Street	\$1,585,000	Bay Ridge	4
20	530 83rd Street	\$1,315,000	Bay Ridge	6

SELECT SALES ACTIVITY ABOVE

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

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 MIXED-USE METRICS

18

TRANSACTIONS SOLD

\$32.14M

\$ VOLUME SOLD

77

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	6902 13th Avenue	\$2,300,000	Dyker Heights	5
2	5516 16th Avenue	\$2,000,000	Borough Park	6
3	8618 5th Avenue	\$1,920,000	Bay Ridge	6
4	6521 20th Avenue	\$1,620,000	Bensonhurst	5
5	181 Bay 25th Street	\$1,400,000	Bath Beach	3
6	2229 65th Street	\$1,255,000	Borough Park	3
7	4314 3rd Avenue	\$1,236,300	Sunset Park	2
8	5005 8th Avenue	\$1,200,000	Sunset Park	6
9	5214 8th Avenue	\$2,070,000	Sunset Park	3
10	5812 4th Avenue	\$1,900,000	Sunset Park	3
11	9212 3rd Avenue	\$1,650,000	Bay Ridge	6
12	6203 20th Avenue	\$1,647,000	Borough Park	3
13	6727 5th Avenue	\$1,350,000	Bay Ridge	3
14	5901 7th Avenue	\$3,500,000	Sunset Park	6
15	6301 10th Avenue	\$2,225,000	Borough Park	6
16	176 Avenue O	\$1,700,000	Bensonhurst	5
17	511 Bay Ridge Parkway	\$1,600,000	Bay Ridge	3
18	8009 18th Avenue	\$1,570,000	Bensonhurst	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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 Q1 INDUSTRIAL METRICS

7

TRANSACTIONS SOLD

\$16.55M

\$ VOLUME SOLD

9

UNITS SOLD



251 43RD STREET



1541 60TH ST



1533 60TH ST



272 41ST ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	251 43rd Street	\$2,275,000	Sunset Park	1
2	1541 60th Street	\$3,500,000	Borough Park	1
3	1533 60th Street	\$2,400,000	Borough Park	1
4	272 41st Street	\$1,100,000	Sunset Park	1
5	1340-1342 39th Street	\$2,600,000	Borough Park	2
6	6417 New Utrecht Avenue	\$2,500,000	Borough Park	2
7	1229 60th Street	\$2,180,000	Borough Park	1

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

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

46

TRANSACTIONS SOLD
-2% YoY

\$83.39M

\$ VOLUME SOLD
-26% YoY

186

UNITS SOLD
-25% YoY

0

BUILDABLE SF SOLD
-100% YoY

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$461 -8% YoY	\$454 +2% YoY	\$553 +13% YoY	N/A -100% YoY
\$/UNIT	\$363,853 -6% YoY	\$387,561 -16% YoY	\$0 -100% YoY	



MULTIFAMILY

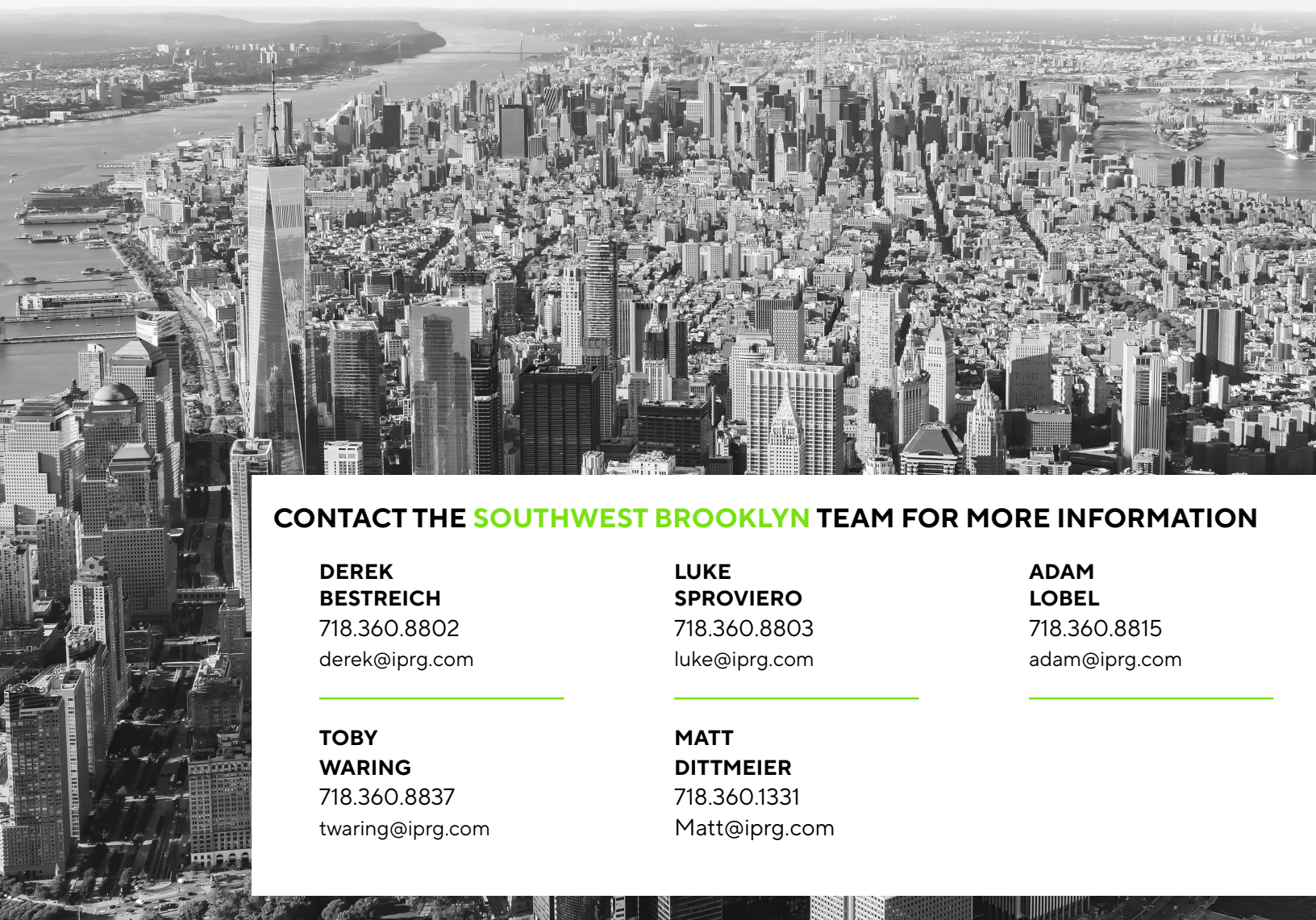
- 1 6401 19th Avenue
- 2 1655 66th Street
- 3 1546 West 10th Street
- 4 1636 64th Street
- 5 1772 77th Street
- 6 1811 60th Street
- 7 205 61st Street
- 8 1250 44th Street
- 9 759 44th Street
- 10 1584 West 10th Street
- 11 1105 72nd Street
- 12 3617 15th Avenue
- 13 521 82nd Street
- 14 1364 44th Street
- 15 1162 52nd Street
- 16 1638 64th Street
- 17 7803 21st Avenue
- 18 1664 80th Street
- 19 362 92nd Street
- 20 530 83rd Street

MIXED USE

- 21 6902 13th Avenue
- 22 5516 16th Avenue
- 23 8618 5th Avenue
- 24 6521 20th Avenue
- 25 181 Bay 25th Street
- 26 2229 65th Street
- 27 4314 3rd Avenue
- 28 5005 8th Avenue
- 29 5214 8th Avenue
- 30 5812 4th Avenue
- 31 9212 3rd Avenue
- 32 6203 20th Avenue
- 33 6727 5th Avenue
- 34 5901 7th Avenue
- 35 6301 10th Avenue
- 36 176 Avenue O
- 37 511 Bay Ridge Parkway
- 38 8009 18th Avenue

INDUSTRIAL

- 39 251 43rd Street
- 40 1541 60th Street
- 41 1533 60th Street
- 42 272 41st Street
- 43 1340-1342 39th Street
- 44 6417 New Utrecht Avenue
- 45 1229 60th Street



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

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**TOBY
WARING**
718.360.8837
twaring@iprg.com

**MATT
DITTMEIER**
718.360.1331
Matt@iprg.com

1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES