



SOUTHWEST BROOKLYN MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q2 MULTIFAMILY METRICS

16

TRANSACTIONS SOLD

\$28.99M

\$ VOLUME SOLD

88

UNITS SOLD



81 BAY 19TH ST



1053 50TH ST



2228 63RD ST



1624 78TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	81 Bay 19th Street	\$1,990,000	Bath Beach	4
2	1053 50th Street	\$1,875,000	Borough Park	6
3	2228 63rd Street	\$1,670,000	Borough Park	4
4	1624 78th Street	\$3,300,000	Bensonhurst	16
5	2225 60th Street	\$2,050,000	Borough Park	4
6	2023 Bay Ridge Avenue	\$1,860,000	Bensonhurst	4
7	1749 76th Street	\$1,765,000	Bensonhurst	4
8	516 48th Street	\$1,700,000	Sunset Park	8
9	1823 70th Street	\$1,576,000	Bensonhurst	4
10	1010 57th Street	\$1,515,000	Borough Park	6
11	6008 4th Avenue	\$1,350,000	Sunset Park	6
12	269 55th Street	\$1,200,000	Sunset Park	4
13	5812 21st Avenue	\$1,999,900	Borough Park	4
14	2055 60th Street	\$1,999,500	Borough Park	4
15	1725 78th Street	\$1,930,000	Bensonhurst	4
16	1952 Bay Ridge Parkway	\$1,210,000	Bensonhurst	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 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 Q2 MIXED-USE METRICS

17

TRANSACTIONS SOLD

\$35.58M

\$ VOLUME SOLD

70

UNITS SOLD



518 86TH ST



6116 5TH AVE



**7006 FORT HAMILTON
PARKWAY**



4502 8TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	518 86th Street	\$3,150,000	Bay Ridge	3
2	6116 5th Avenue	\$1,800,000	Sunset Park	3
3	7006 Fort Hamilton Parkway	\$1,580,000	Dyker Heights	3
4	4502 8th Avenue	\$3,900,000	Sunset Park	7
5	6701 8th Avenue	\$2,400,000	Dyker Heights	8
6	7802 3rd Avenue	\$1,960,000	Bay Ridge	7
7	7606 3rd Avenue	\$1,675,000	Bay Ridge	3
8	1484 86th Street	\$1,603,200	Bath Beach	3
9	8117 7th Avenue	\$1,150,000	Dyker Heights	2
10	819 54th Street	\$3,380,000	Sunset Park	7
11	7905 3rd Avenue	\$2,275,000	Bay Ridge	3
12	5504 7th Avenue	\$2,200,000	Sunset Park	4
13	5218 New Utrecht Avenue	\$1,999,999	Borough Park	3
14	5713 Fort Hamilton Parkway	\$1,880,000	Borough Park	5
15	269 86th Street	\$1,750,000	Bay Ridge	3
16	1600 West 5th Street	\$1,480,000	Bensonhurst	3
17	429 77th Street	\$1,400,000	Bay Ridge	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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

SOUTHWEST BROOKLYN Q2 INDUSTRIAL METRICS

3

TRANSACTIONS SOLD

\$10.15M

\$ VOLUME SOLD

4

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	5410 3rd Avenue	\$2,350,000	Sunset Park	2
2	8160 New Utrecht Avenue	\$2,000,000	Bensonhurst	1
3	139 58th Street	\$5,800,000	Sunset Park	1

Industrial Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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SOUTHWEST BROOKLYN

Q2 DEVELOPMENT SITE METRICS

3

TRANSACTIONS SOLD

\$28.99M

\$ VOLUME SOLD

178,196

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1118-1122 57th Street	\$2,505,000	Borough Park	10,000
2	6201 6th Avenue & 05802-0082	\$21,400,000	Sunset Park	120,196
3	5200 1st Avenue	\$5,000,001	Sunset Park	48,000

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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

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Q2 2024 COMPLETE MARKET METRICS

39

TRANSACTIONS SOLD
+30% YoY

\$103.62M

\$ VOLUME SOLD
+67% YoY

162

UNITS SOLD
+14% YoY

178,196

BUILDABLE SF SOLD
+100% YoY

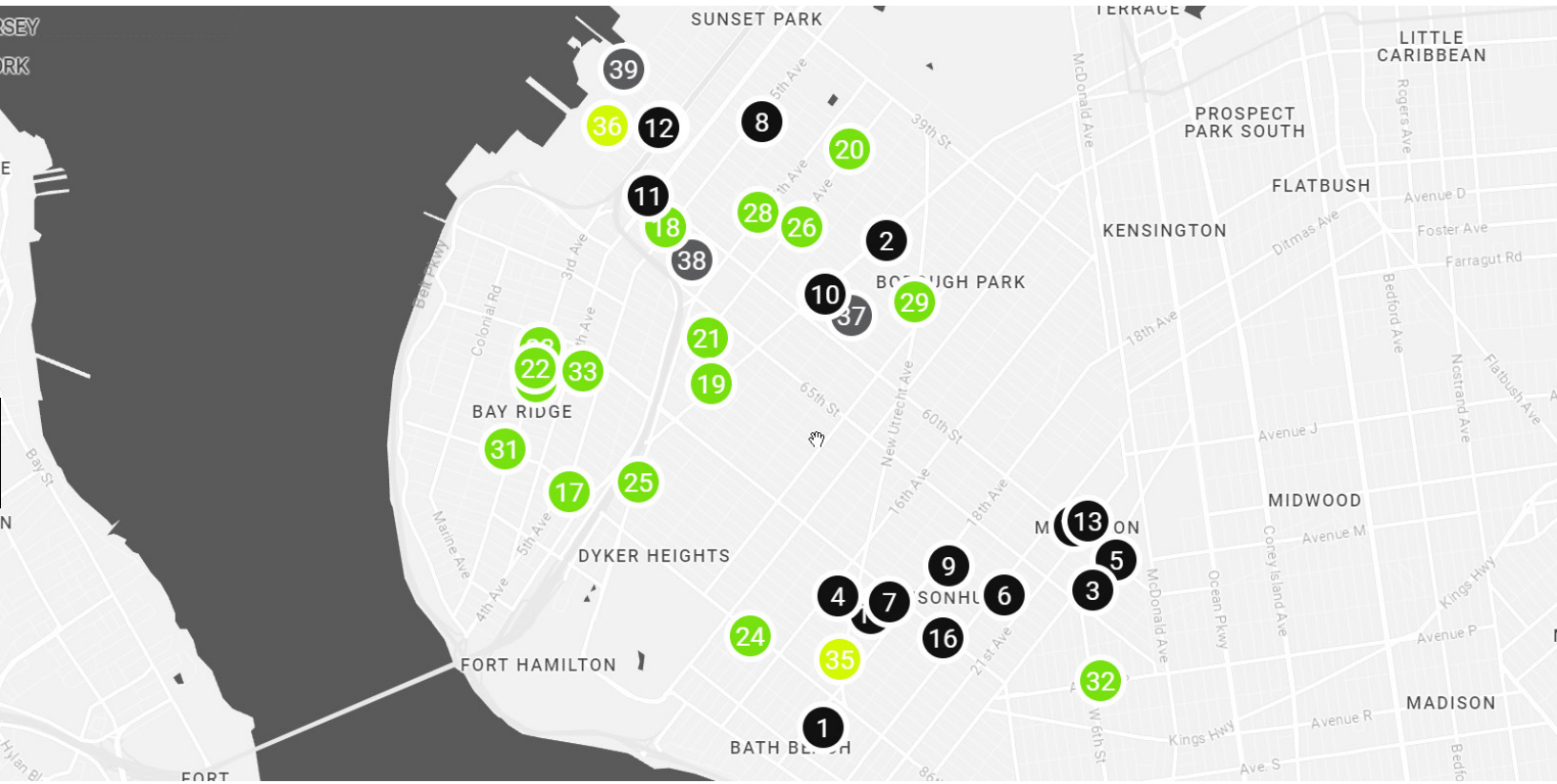
PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$443 -13% YoY	\$530 +3% YoY	\$371 +25% YoY	\$162 -100% YoY
\$/UNIT	\$370,032 -18% YoY	\$424,333 -25% YoY	\$0 -100% YoY	

SOUTHWEST BROOKLYN

Q2 2024 MARKET MAP



MULTIFAMILY

- 1 81 Bay 19th Street
- 2 1053 50th Street
- 3 2228 63rd Street
- 4 1624 78th Street
- 5 2225 60th Street
- 6 2023 Bay Ridge Avenue
- 7 1749 76th Street
- 8 516 48th Street
- 9 1823 70th Street
- 10 1010 57th Street
- 11 6008 4th Avenue
- 12 269 55th Street
- 13 5812 21st Avenue
- 14 2055 60th Street
- 15 1725 78th Street
- 16 1952 Bay Ridge Parkway

MIXED USE

- 17 518 86th Street
- 18 6116 5th Avenue
- 19 7006 Fort Hamilton Parkway
- 20 4502 8th Avenue
- 21 6701 8th Avenue
- 22 7802 3rd Avenue
- 23 7606 3rd Avenue
- 24 1484 86th Street
- 25 8117 7th Avenue
- 26 819 54th Street
- 27 7905 3rd Avenue
- 28 5504 7th Avenue
- 29 5218 New Utrecht Avenue
- 30 5713 Fort Hamilton Parkway
- 31 269 86th Street
- 32 1600 West 5th Street
- 33 429 77th Street

INDUSTRIAL

- 34 5410 3rd Avenue
- 35 8160 New Utrecht Avenue
- 36 139 58th Street

DEVELOPMENT SITES

- 37 1118-1122 57th Street
- 38 6201 6th Avenue & 05802-0082
- 39 5200 1st Avenue



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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES