

An aerial, black and white photograph of a cityscape, likely Brooklyn, showing a multi-lane highway with traffic, a large green park area with trees, and various high-rise buildings. 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

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q3 MULTIFAMILY METRICS

18

TRANSACTIONS SOLD

\$57.18

\$ VOLUME SOLD

264

UNITS SOLD



1250 44TH ST



1045 64TH ST



147 BAY 25TH ST



2416 64TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1250 44th Street	\$2,750,000	Borough Park	6
2	1045 64th Street	\$2,125,000	Borough Park	12
3	147 Bay 25th Street	\$2,120,000	Bath Beach	12
4	2416 64th Street	\$1,050,000	Borough Park	6
5	437-450 61st Street	\$20,000,000	Sunset Park	124
6	7920 19th Avenue	\$6,000,000	Bensonhurst	48
7	826 59th Street	\$2,750,000	Sunset Park	4
8	2051 60th Street	\$2,265,000	Borough Park	4
9	7113 8th Avenue	\$1,900,000	Dyker Heights	5
10	1774 70th Street	\$1,890,000	Bensonhurst	4
11	449 41st Street	\$1,554,000	Sunset Park	3
12	7124 21st Avenue	\$1,200,000	Bensonhurst	6
13	5502 6th Avenue	\$1,200,000	Sunset Park	10
14	8322-8324 10th Avenue	\$2,300,000	Dyker Heights	4
15	8420 17th Avenue	\$2,295,000	Bensonhurst	4
16	962 46th Street	\$2,000,000	Borough Park	4
17	825 48th Street	\$1,998,000	Sunset Park	4
18	7916 16th Avenue	\$1,785,000	Bensonhurst	4

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 Q3 MIXED-USE METRICS

19

TRANSACTIONS SOLD

\$46,05M

\$ VOLUME SOLD

79

UNITS SOLD



5920 5TH AVE



1659 55TH ST



8212 3RD AVE



6514 BAY PARKWAY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	5920 5th Avenue	\$2,230,000	Sunset Park	8
2	1659 55th Street	\$2,100,000	Borough Park	3
3	8212 3rd Avenue	\$1,900,000	Bay Ridge	3
4	6514 Bay Parkway	\$1,800,000	Bensonhurst	3
5	815 A 51st Street	\$1,650,000	Sunset Park	3
6	1936 Bath Avenue	\$1,485,000	Bath Beach	3
7	6904 11th Avenue	\$1,430,000	Dyker Heights	3
8	6808 11th Avenue	\$1,400,000	Dyker Heights	2
9	7318 18th Avenue	\$1,380,000	Bensonhurst	3
10	4906 New Utrecht Avenue	\$1,100,000	Borough Park	3
11	816 58th Street	\$9,800,000	Sunset Park	11
12	1324 52nd Street	\$3,580,000	Borough Park	9
13	5918 8th Avenue	\$2,950,000	Sunset Park	3
14	1312 43rd Street	\$1,720,000	Borough Park	3
15	8910 5th Avenue	\$1,596,888	Bay Ridge	3
16	7623 New Utrecht Avenue	\$1,300,000	Bensonhurst	5
17	5713 8th Avenue	\$5,500,000	Sunset Park	3
18	7315 3rd Avenue	\$1,850,000	Bay Ridge	5
19	461 77th Street	\$1,280,000	Bay Ridge	

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

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SOUTHWEST BROOKLYN Q3 INDUSTRIAL METRICS

2

TRANSACTIONS SOLD

\$6.17M

\$ VOLUME SOLD

2

UNITS SOLD



835 40TH ST



150 BAY 17TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	835 40th Street	\$4,720,000	Sunset Park	1
2	150 Bay 17th Street	\$1,450,000	Bath Beach	1

Industrial 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

Q3 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$17.60M

\$ VOLUME SOLD

44,961

BUILDABLE SF SOLD



5601 13TH AVE



801 65TH ST



**708-720 61ST STREET &
05794-0015,0016**



1617 50TH STREET

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	5601 13th Avenue	\$2,000,000	Borough Park	6,600
2	801 65th Street	\$8,250,000	Sunset Park	12000
3	708-720 61st Street & 05794-0015,0016	\$4,000,000	Sunset Park	21361
4	1617 50th Street	\$3,350,000		5000

*Development Site / Buildable Square Footage

Development Site 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

Q3 2024 COMPLETE MARKET METRICS

43

TRANSACTIONS SOLD
+100% YoY

\$127.00M

\$ VOLUME SOLD
+100% YoY

345

UNITS SOLD
+100% YoY

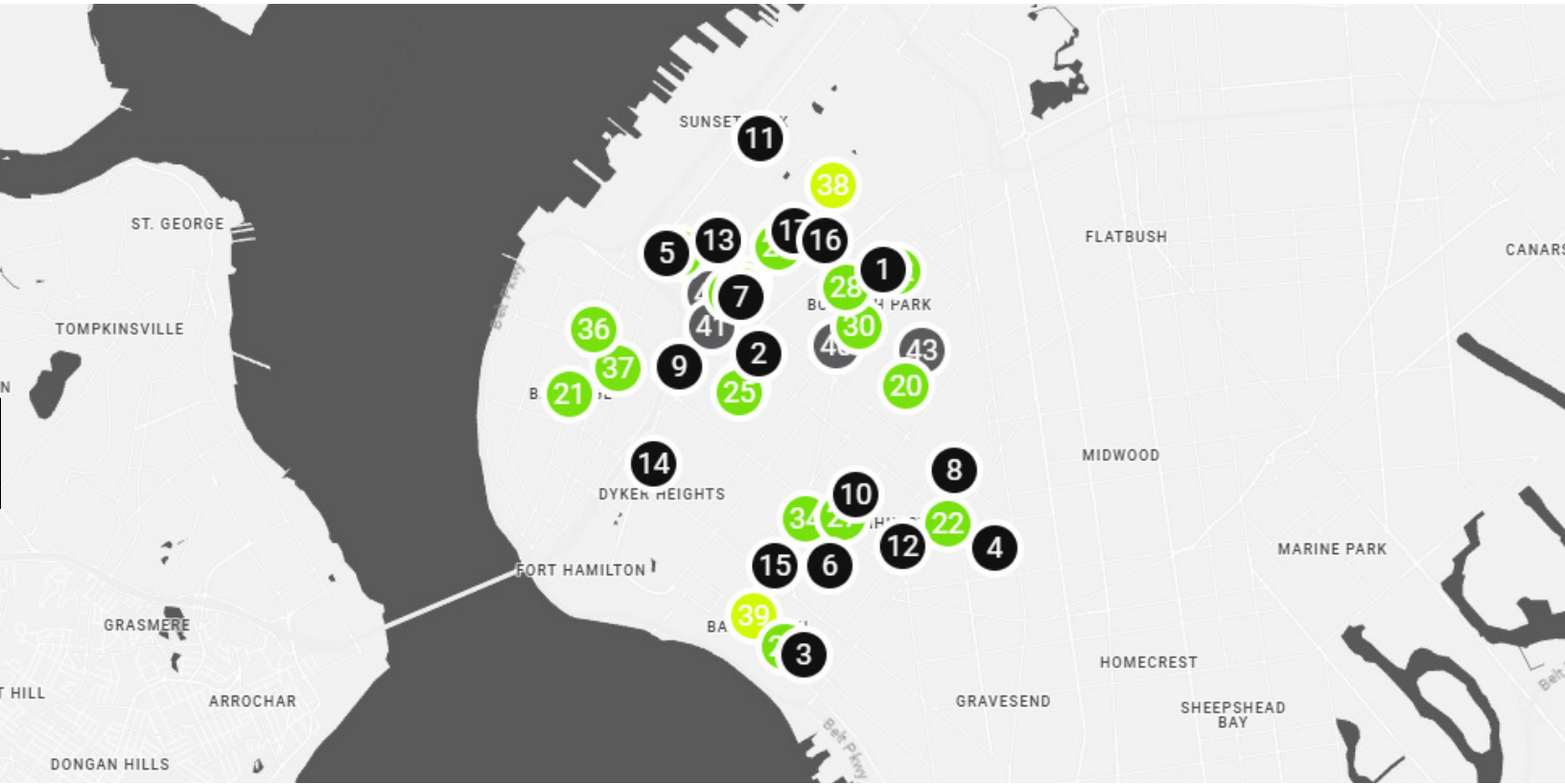
44,961

BUILDABLE SF SOLD
+100% YoY

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$443 +5% YoY	\$443 -24% YoY	\$422 +100% YoY	\$391 +100% YoY
\$/UNIT	\$370,032 +10% YoY	\$370,243 -16% YoY	\$0 +100% YoY	



MULTIFAMILY

- 1 1250 44th Street
- 2 1045 64th Street
- 3 147 Bay 25th Street
- 4 2416 64th Street
- 5 437-450 61st Street
- 6 7920 19th Avenue
- 7 826 59th Street
- 8 2051 60th Street
- 9 7113 8th Avenue
- 10 1774 70th Street
- 11 449 41st Street
- 12 7124 21st Avenue
- 13 5502 6th Avenue
- 14 8322-8324 10th Avenue
- 15 8420 17th Avenue
- 16 962 46th Street
- 17 825 48th Street
- 18 7916 16th Avenue

MIXED USE

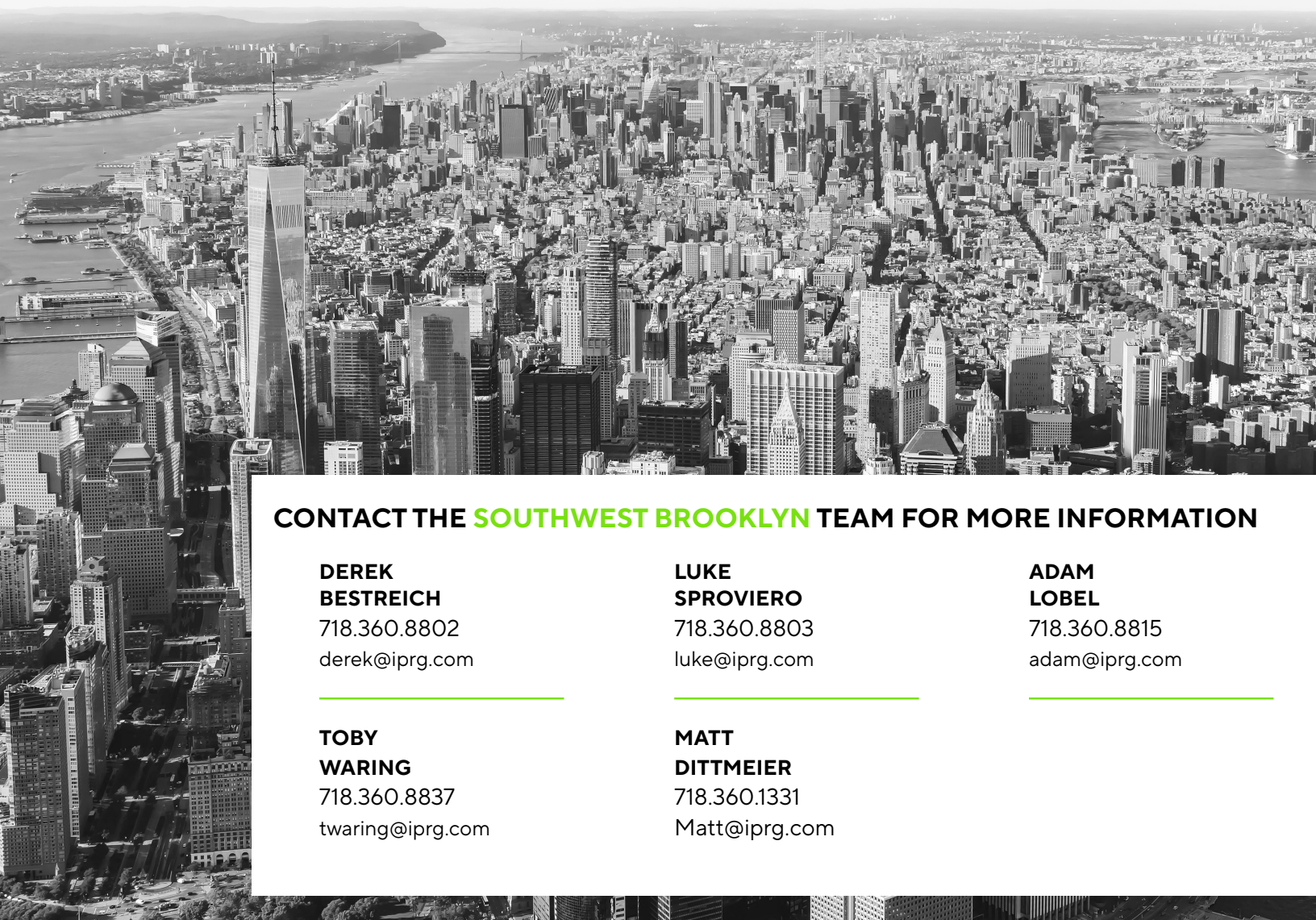
- 19 5920 5th Avenue
- 20 1659 55th Street
- 21 8212 3rd Avenue
- 22 6514 Bay Parkway
- 23 815 A 51st Street
- 24 1936 Bath Avenue
- 25 6904 11th Avenue
- 26 6808 11th Avenue
- 27 7318 18th Avenue
- 28 4906 New Utrecht Avenue
- 29 816 58th Street
- 30 1324 52nd Street
- 31 5918 8th Avenue
- 32 1312 43rd Street
- 33 8910 5th Avenue
- 34 7623 New Utrecht Avenue
- 35 5713 8th Avenue
- 36 7315 3rd Avenue
- 37 46177th Street

INDUSTRIAL

- 38 835 40th Street
- 39 150 Bay 17th Street

DEVELOPMENT SITES

- 40 5601 13th Avenue
- 41 801 65th Street
- 42 708-720 61st Street & 05794-0015,0016
- 43 1617 50th Street



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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES