

# Mixed-Use Building Transactions

**\$1B**

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**393**

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**↓ 56%**

Total Mixed-Use Dollar Volume

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Total Mixed-Use Transactions

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Mixed-Use Dollar Volume 23 vs. 22

2023

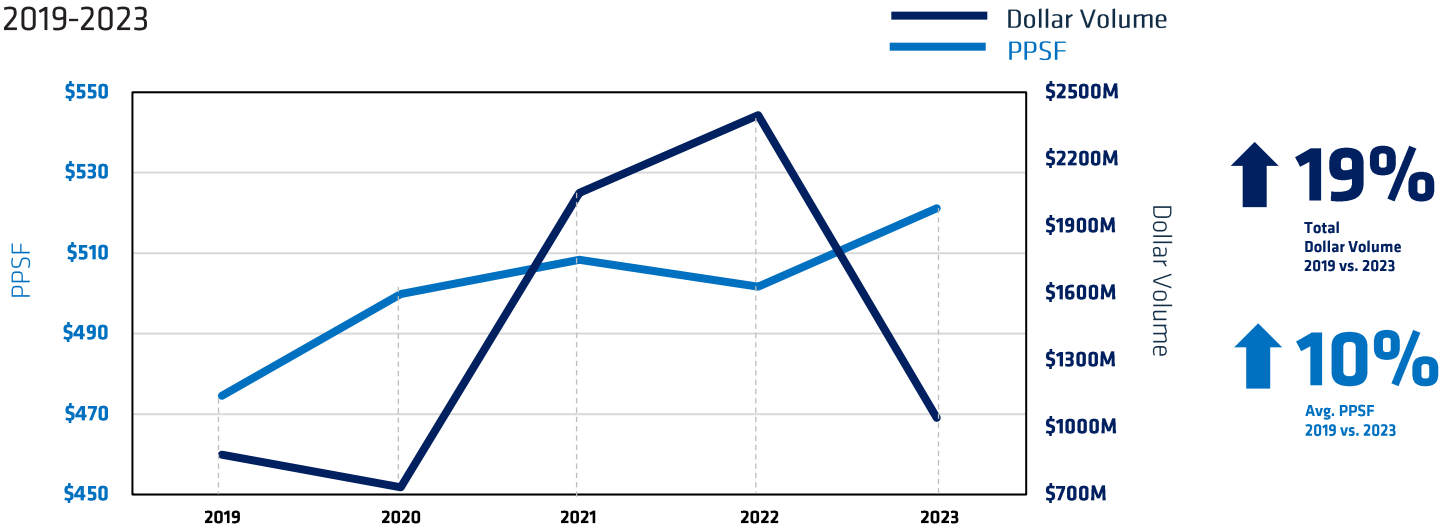
## Top 5 Mixed-Use Transactions By Dollar Volume

8 Marcy Avenue	Williamsburg	<b>\$97,500,000</b>
44 Berry Street	Williamsburg	<b>\$40,300,000</b>
157-161 Wythe Avenue	Williamsburg	<b>\$26,400,000</b>
531 Myrtle Avenue	Clinton Hill	<b>\$17,700,000</b>
1502 46 <sup>th</sup> Street	Borough Park	<b>\$15,100,000</b>



The 46-unit mixed-use building at 44 Berry Street was the second largest mixed-use transaction sold in Williamsburg by dollar volume in 2023. The building is known for loft style residential units and is anchored by several retail tenants including Mable's Smokehouse.

## Brooklyn Mixed Use Transactions 2019-2023



Year	2019	2020	2021	2022	2023
Dollar Volume	\$878M	\$732M	\$2050M	\$2397M	\$1043M
Transactions	334	278	497	594	392
PPSF	\$475	\$500	\$508	\$502	\$521

Data from TerraCRG's 2023 Brooklyn Market Report

## Mixed-Use

Region	Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total units
<b>Central Brooklyn</b>	<b>Total/Average</b>	<b>\$197,804,099</b>	<b>102</b>	<b>\$1,939,256</b>	<b>534,951</b>	<b>\$370</b>	<b>506</b>
	Borough Park	\$79,565,350	30	\$2,652,178	177,881	\$447	153
	East Flatbush	\$39,436,499	29	\$1,359,879	108,985	\$362	110
	Flatbush	\$11,529,250	3	\$3,843,083	43,232	\$267	48
	Flatlands	\$4,318,000	5	\$863,600	15,778	\$274	15
	Kensington	\$10,960,000	7	\$1,565,714	26,113	\$420	29
	Lefferts Gardens	\$11,275,000	5	\$2,255,000	59,602	\$189	57
	Midwood	\$36,420,000	22	\$1,655,455	90,913	\$401	85
	Prospect Park South	\$4,300,000	1	\$4,300,000	12,447	\$345	9
<b>East Brooklyn</b>	<b>Total/Average</b>	<b>\$34,877,623</b>	<b>25</b>	<b>\$1,395,105</b>	<b>109,453</b>	<b>\$319</b>	<b>108</b>
	Brownsville	\$10,688,200	4	\$2,672,050	35,501	\$301	30
	Canarsie	\$4,265,000	4	\$1,066,250	14,480	\$295	14
	Cypress Hills	\$7,133,923	8	\$891,740	22,663	\$315	22
	East New York	\$12,790,500	9	\$1,421,167	36,809	\$347	42
<b>Greater Downtown</b>	<b>Total/Average</b>	<b>\$217,368,216</b>	<b>54</b>	<b>\$4,025,337</b>	<b>288,407</b>	<b>\$754</b>	<b>283</b>
	Boerum Hill	\$10,525,000	4	\$2,631,250	12,332	\$853	15
	Brooklyn Heights	\$35,380,697	6	\$5,896,783	38,564	\$917	35
	Carroll Gardens	\$38,979,791	10	\$3,897,979	47,128	\$827	48
	Clinton Hill	\$26,852,000	5	\$5,370,400	54,878	\$489	42
	Cobble Hill	\$12,280,000	4	\$3,070,000	17,341	\$708	20
	Columbia Waterfront	\$1,300,000	1	\$1,300,000	3,250	\$400	3
	Downtown	\$6,300,000	1	\$6,300,000	5,320	\$1,184	3
	DUMBO						
	Fort Greene	\$21,775,000	5	\$4,355,000	25,473	\$855	27
	Gowanus	\$5,250,000	2	\$2,625,000	11,156	\$471	13
	Park Slope	\$38,844,348	11	\$3,531,304	49,256	\$789	55
	Prospect Heights	\$16,831,380	3	\$5,610,460	17,589	\$957	15
	Red Hook	\$3,050,000	2	\$1,525,000	6,120	\$498	7
<b>North Brooklyn</b>	<b>Total/Average</b>	<b>\$314,937,771</b>	<b>48</b>	<b>\$6,561,204</b>	<b>424,510</b>	<b>\$742</b>	<b>448</b>
	East Williamsburg	\$25,981,371	12	\$2,165,114	70,842	\$367	68
	Greenpoint	\$33,800,000	8	\$4,225,000	51,722	\$653	55
	Williamsburg	\$255,156,400	28	\$9,112,729	301,946	\$845	325
<b>North-Central</b>	<b>Total/Average</b>	<b>\$119,010,220</b>	<b>59</b>	<b>\$2,017,122</b>	<b>273,857</b>	<b>\$435</b>	<b>290</b>
	Bed Stuy	\$47,458,500	21	\$2,259,929	109,027	\$435	108
	Bushwick	\$30,454,720	15	\$2,030,315	71,770	\$424	85
	Crown Heights	\$32,135,000	17	\$1,890,294	74,131	\$433	79
	Crown Heights South	\$6,437,000	4	\$1,609,250	10,929	\$589	10
	Ocean Hill	\$2,525,000	2	\$1,262,500	8,000	\$316	8
<b>South Brooklyn</b>	<b>Total/Average</b>	<b>\$41,725,443</b>	<b>36</b>	<b>\$1,159,040</b>	<b>114,176</b>	<b>\$365</b>	<b>127</b>
	Bergen Beach						
	Brighton Beach	\$11,170,000	8	\$1,396,250	29,876	\$374	34
	Coney Island	\$3,471,000	4	\$867,750	13,276	\$261	17
	Gerritsen Beach						
	Gravesend	\$13,270,443	12	\$1,105,870	34,823	\$381	35
	Manhattan Beach						
	Marine Park	\$3,080,000	4	\$770,000	9,408	\$327	10
	Mill Basin						
	Sea Gate						
	Sheepshead Bay	\$10,734,000	8	\$1,341,750	26,793	\$401	31
<b>West Brooklyn</b>	<b>Total/Average</b>	<b>\$116,779,778</b>	<b>68</b>	<b>\$1,717,350</b>	<b>255,134</b>	<b>\$458</b>	<b>249</b>
	Bath Beach	\$13,354,000	11	\$1,214,000	28,280	\$472	27
	Bay Ridge	\$34,035,000	17	\$2,002,059	73,902	\$461	69
	Bensonhurst	\$17,129,000	10	\$1,712,900	36,674	\$467	31
	Dyker Heights	\$14,459,000	11	\$1,314,455	32,774	\$441	33
	Fort Hamilton	\$10,395,000	7	\$1,485,000	26,111	\$398	31
	Greenwood Heights						
	Sunset Park	\$27,407,778	12	\$2,283,981	57,393	\$478	58
	Windsor Terrace						
<b>Brooklyn Wide</b>	<b>Total/Average</b>	<b>\$1,042,503,150</b>	<b>392</b>	<b>\$2,659,447</b>	<b>2,000,488</b>	<b>\$521</b>	<b>2,011</b>

This study shows Brooklyn commercial mixed-use building transactions for 2023, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total units, average price per unit, square footage sold and average price per SF.