

Multifamily Building Transactions

\$1.1B

Total Multifamily Dollar Volume

265

Total Multifamily Transactions

↓ 58%

Multifamily Dollar Volume 23 vs. 22

2023

Top 5 Multifamily Transactions By Dollar Volume

Sea Park Housing Portfolio	Coney Island	\$150,000,000
50 N 1 st Street	Williamsburg	\$34,926,000
139 N 10 th Street	Williamsburg	\$27,815,000
525 Union Avenue	Williamsburg	\$26,775,000
180 Bainbridge Street	Bedford Stuyvesant	\$22,437,500

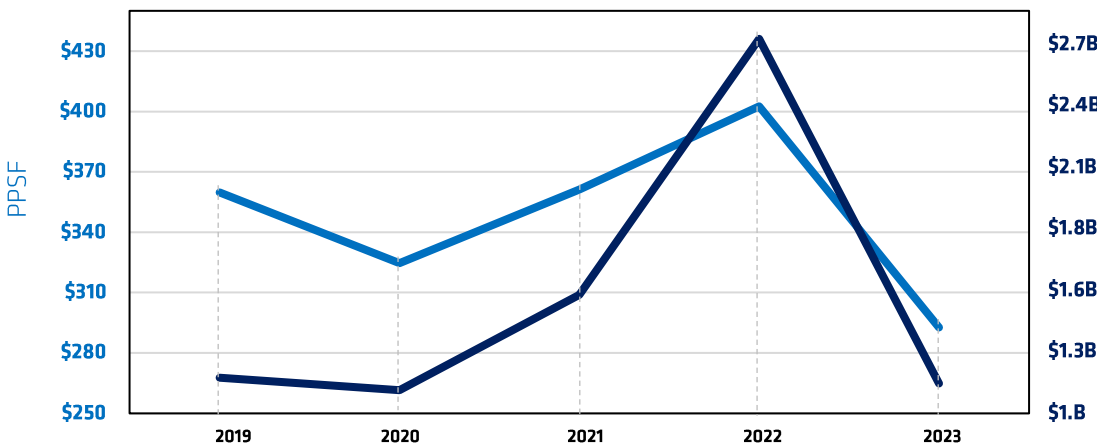
*TerraCRG Transaction



180 Bainbridge Street was the largest multifamily transaction sold in Bedford Stuyvesant by dollar volume in 2023. The 46-unit building was a former school that was beautifully restored and renovated into residential.

Brooklyn Multifamily Transactions 2019-2023

— Dollar Volume
— PPSF



Year	2019	2020	2021	2022	2023
Dollar Volume	\$1.2B	\$1.1B	\$1.5B	\$2.7B	\$1.1B
Transactions	200	185	316	422	266
PPSF	\$360	\$325	\$361	\$403	\$293

Data from TerraCRG's 2023 Brooklyn Market Report

Multifamily

Region	Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF	Total Units	Avg P/Unit
Central Brooklyn	Total/Average	\$114,722,172	42	\$2,731,480	562,545	\$204	620	\$185,036
	Borough Park	\$26,600,000	7	\$3,800,000	89,807	\$296	94	\$282,979
	East Flatbush	\$51,520,172	23	\$2,240,007	314,199	\$164	352	\$146,364
	Flatbush	\$6,200,000	3	\$2,066,667	33,400	\$186	43	\$144,186
	Flatlands							
	Kensington							
	Lefferts Gardens	\$10,725,000	3	\$3,575,000	47,960	\$224	49	\$218,878
	Midwood	\$7,452,000	4	\$1,863,000	38,384	\$194	43	\$173,302
	Prospect Park South	\$12,225,000	2	\$6,112,500	38,795	\$315	39	\$313,462
East Brooklyn	Total/Average	\$9,524,971	9	\$1,058,330	56,925	\$167	69	\$138,043
	Brownsville							
	Canarsie							
	Cypress Hills	\$1,690,011	2	\$845,006	10,916	\$155	12	\$140,834
	East New York	\$7,834,960	7	\$1,119,280	46,009	\$170	57	\$137,455
Greater Downtown	Total/Average	\$245,151,632	40	\$6,128,791	372,617	\$658	414	\$592,154
	Boerum Hill	\$15,150,000	3	\$5,050,000	23,590	\$642	26	\$582,692
	Brooklyn Heights	\$58,325,893	7	\$8,332,270	93,177	\$626	93	\$627,160
	Carroll Gardens	\$48,075,000	6	\$8,012,500	64,430	\$746	57	\$843,421
	Clinton Hill	\$28,340,000	4	\$7,085,000	46,749	\$606	66	\$429,394
	Cobble Hill							
	Columbia Waterfront							
	Downtown							
	DUMBO							
	Fort Greene	\$9,890,000	3	\$3,296,667	17,148	\$577	23	\$430,000
	Gowanus	\$8,855,000	2	\$4,427,500	16,300	\$543	24	\$368,958
	Park Slope	\$69,540,739	13	\$5,349,288	101,475	\$685	111	\$626,493
	Prospect Heights	\$6,975,000	2	\$3,487,500	9,748	\$716	14	\$498,214
	Red Hook							
North Brooklyn	Total/Average	\$225,523,348	40	\$5,638,084	514,996	\$438	533	\$423,121
	East Williamsburg	\$42,734,396	13	\$3,287,261	61,438	\$696	76	\$562,295
	Greenpoint	\$35,140,000	13	\$2,703,077	71,908	\$489	88	\$399,318
	Williamsburg	\$147,648,952	14	\$10,546,354	381,650	\$387	369	\$400,133
North-Central	Total/Average	\$274,521,255	95	\$2,889,697	836,216	\$328	974	\$281,849
	Bed Stuy	\$101,751,926	20	\$5,087,596	321,536	\$316	360	\$282,644
	Bushwick	\$89,824,029	47	\$1,911,150	235,432	\$382	290	\$309,738
	Crown Heights	\$61,380,000	20	\$3,069,000	176,991	\$347	225	\$272,800
	Crown Heights South	\$13,870,300	4	\$3,467,575	81,984	\$169	75	\$184,937
	Ocean Hill	\$7,695,000	4	\$1,923,750	20,273	\$380	24	\$320,625
South Brooklyn	Total/Average	\$199,525,964	14	\$14,251,855	1,212,139	\$165	1,077	\$185,261
	Bergen Beach							
	Brighton Beach	\$2,023,500	2	\$1,011,750	4,426	\$457	10	\$202,350
	Coney Island	\$151,100,000	2	\$75,550,000	947,738	\$159	833	\$181,393
	Gerritsen Beach							
	Gravesend	\$8,480,000	5	\$1,696,000	40,280	\$211	53	\$160,000
	Manhattan Beach							
	Marine Park	\$1,275,000	1	\$1,275,000	4,725	\$270	6	\$212,500
	Mill Basin							
	Sea Gate							
	Sheepshead Bay	\$36,647,464	4	\$9,161,866	214,970	\$170	175	\$209,414
West Brooklyn	Total/Average	\$64,157,800	26	\$2,467,608	316,456	\$203	378	\$169,730
	Bath Beach	\$1,150,000	1	\$1,150,000	3,600	\$319	6	\$191,667
	Bay Ridge	\$29,371,000	7	\$4,195,857	150,146	\$196	175	\$167,834
	Bensonhurst	\$14,493,000	6	\$2,415,500	75,009	\$193	84	\$172,536
	Dyker Heights	\$3,230,000	3	\$1,076,667	12,720	\$254	17	\$190,000
	Fort Hamilton	\$3,600,000	1	\$3,600,000	15,300	\$235	20	\$180,000
	Greenwood Heights	\$2,480,000	2	\$1,240,000	11,832	\$210	16	\$155,000
	Sunset Park	\$9,833,800	6	\$1,638,967	47,849	\$206	60	\$163,897
	Windsor Terrace							
Brooklyn Wide	Total/Average	\$1,133,127,142	266	\$4,259,876	3,871,894	\$293	4,065	\$278,752

This study shows Brooklyn commercial multifamily 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.