

# **SOUTHWEST BROOKLYN MARKET REPORT**

## **OCTOBER 2021**



**INVESTMENT PROPERTY REALTY GROUP**

718.360.8801 | [www.IPRG.com](http://www.IPRG.com)

## SOUTHWEST BROOKLYN

### SOUTHWEST BROOKLYN OCTOBER 2021 COMPLETE MARKET METRICS

# 11

TRANSACTIONS SOLD

# 56

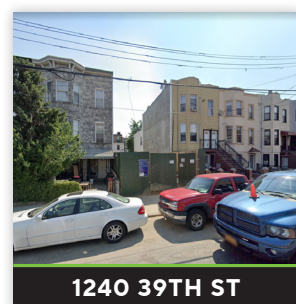
UNITS SOLD

# \$24.51M

\$ VOLUME SOLD

# 26,129

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	6623 Fort Hamilton Parkway	\$5,200,000	30	Mixed Use
2	1240 39th Street	\$3,000,000	*5,700 BSF	Development
3	8126 5th Avenue	\$2,300,000	7	Mixed Use
4	4308-4310 14th Avenue	\$2,100,000	6	Mixed Use
5	1470 Bath Avenue	\$1,910,000	*7,829 BSF	Development
6	1568 53rd Street	\$1,850,000	*6,600 BSF	Development
7	6518 13th Avenue	\$1,800,000	3	Mixed Use
8	819 66th Street	\$1,750,000	1	Industrial
9	8009 3rd Avenue	\$1,650,000	3	Mixed Use
10	656 46th Street	\$1,510,000	6	Multi-Family

**SELECT SALES ACTIVITY ABOVE**

\*Development Site / Buildable Square Footage

\* Transactions between **\$1,000,000-\$50,000,000 from October 1, 2021 - October 31, 2021**

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

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

## MONTH OVER MONTH

COMPARED TO SEPTEMBER 2021

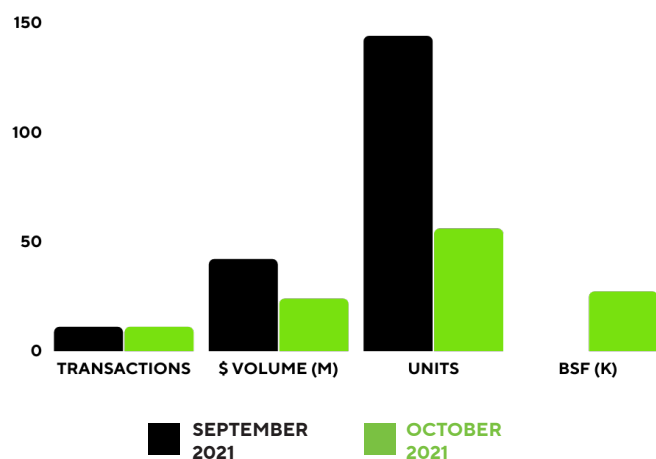
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	11	\$24,510,000	56	26,129
SEPTEMBER 2021	11	\$42,860,000	144	-
% of CHANGE	0% MoM	↓ -43% MoM	↓ -61% MoM	N/A

## YEAR OVER YEAR

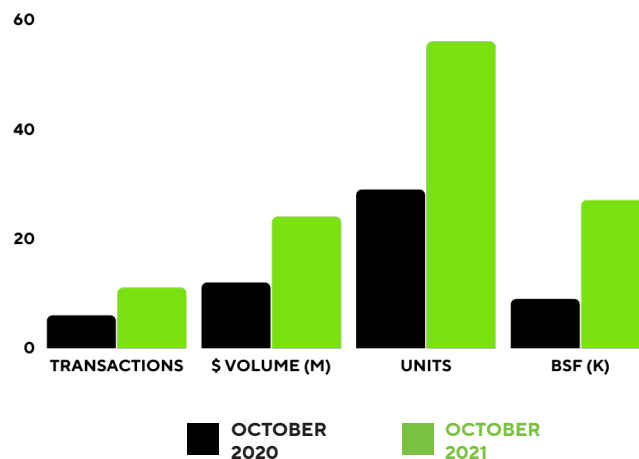
COMPARED TO OCTOBER 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	11	\$24,510,000	56	26,129
OCTOBER 2020	6	\$12,073,000	29	9,600
% of CHANGE	↑ +83% YoY	↑ +103% YoY	↑ +93% YoY	↑ +172% YoY

## MONTH OVER MONTH



## YEAR OVER YEAR



Contact the Southwest Brooklyn Team For More Information

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# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

**CALL FOR A COMPLIMENTARY PROPERTY VALUATION**

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