

# **SOUTHWEST BROOKLYN MARKET REPORT**

## **Q1 2021**

**IPRG**



862-868 50TH ST



5413 7TH AVE



2137-2139 84TH ST



2071 68TH ST

|    | ADDRESS                     | SALE PRICE  | TOTAL UNITS | NEIGHBORHOOD  |
|----|-----------------------------|-------------|-------------|---------------|
| 1  | 862-868 50th Street         | \$5,150,000 | 32          | Sunset Park   |
| 2  | 5413 7th Avenue             | \$5,000,000 | 30          | Sunset Park   |
| 3  | 2137 & 2139 84th Street     | \$4,683,950 | 6           | Bensonhurst   |
| 4  | 1438-1440 65th Street       | \$3,162,000 | 8           | Bensonhurst   |
| 5  | 1469-1471 Bay Ridge Parkway | \$2,550,000 | 12          | Bensonhurst   |
| 6  | 1217 70th Street            | \$2,350,000 | 5           | Dyker Heights |
| 7  | 8012 16th Avenue            | \$1,720,000 | 4           | Bensonhurst   |
| 8  | 2071 68th Street            | \$1,700,000 | 4           | Bensonhurst   |
| 9  | 1855 76th Street            | \$1,688,888 | 4           | Bensonhurst   |
| 10 | 1967 78th Street            | \$1,550,000 | 4           | Bensonhurst   |
| 11 | 100 Bay Ridge Avenue        | \$1,500,000 | 6           | Bay Ridge     |
| 12 | 8427 Bay 16th Street        | \$1,420,000 | 4           | Bensonhurst   |
| 13 | 7801 18th Avenue            | \$1,320,000 | 6           | Bensonhurst   |
| 14 | 272 86th Street             | \$1,195,000 | 6           | Bay Ridge     |

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

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

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

## COMPLETE MULTIFAMILY MARKET METRICS

**14**

TRANSACTIONS  
SOLD

**\$34.99M**

\$ VOLUME  
SOLD

**131**

UNITS  
SOLD

For More Information, Contact:

**DEREK BESTREICH**

718.360.8802

**ADAM LOBEL**

718.360.8815

**TOBY WARING**

718.360.8837



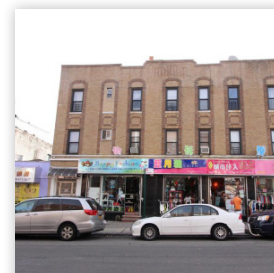
702 54TH ST



482 86TH ST



5502 5TH AVE



5601 7TH AVE

|    | ADDRESS                         | SALE PRICE  | TOTAL UNITS | NEIGHBORHOOD  |
|----|---------------------------------|-------------|-------------|---------------|
| 1  | 702 54th Street                 | \$6,800,000 | 45          | Sunset Park   |
| 2  | 482 86th Street                 | \$4,100,000 | 9           | Bay Ridge     |
| 3  | 5502 5th Avenue                 | \$3,600,000 | 1           | Sunset Park   |
| 4  | 5601 7th Avenue                 | \$3,450,000 | 7           | Sunset Park   |
| 5  | 4421 8th Avenue                 | \$2,650,000 | 3           | Sunset Park   |
| 6  | 8402 5th Avenue                 | \$2,275,000 | 8           | Bay Ridge     |
| 7  | 5114 13th Avenue                | \$1,825,000 | 3           | Borough Park  |
| 8  | 1270 48th Street                | \$1,775,000 | 4           | Borough Park  |
| 9  | 7118 18th Avenue                | \$1,690,000 | 2           | Bensonhurst   |
| 10 | 7406 13th Avenue                | \$1,650,000 | 4           | Dyker Heights |
| 11 | 4801 Fort Hamilton Parkway      | \$1,600,000 | 3           | Borough Park  |
| 12 | 2102 81st Street                | \$1,550,000 | 3           | Bensonhurst   |
| 13 | 5814-5816 New Utrecht Avenue    | \$1,300,000 | 6           | Borough Park  |
| 14 | 7200-7212 Fort Hamilton Parkway | \$1,275,000 | 5           | Dyker Heights |
| 15 | 8019 17th Avenue                | \$1,050,000 | 3           | Bensonhurst   |

## SELECT SALES ACTIVITY ABOVE

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

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

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## COMPLETE MIXED-USE MARKET METRICS

17

TRANSACTIONS  
SOLD

\$38.66M

\$ VOLUME  
SOLD

112

UNITS  
SOLD

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1051 61ST ST

| ADDRESS  | SALE PRICE  | UNITS | NEIGHBORHOOD |
|--|-------------|-------|--------------|
|  1051 61st Street | \$1,250,000 | 1     | Borough Park |

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

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## COMPLETE INDUSTRIAL MARKET METRICS

1

TRANSACTIONS  
SOLD

\$1.25M

\$ VOLUME  
SOLD

1

UNITS  
SOLD

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1222 63RD ST



7108-7120 NEW UTRECHT AVE

|   | ADDRESS                      | SALE PRICE  | TOTAL BSF | NEIGHBORHOOD |
|---|------------------------------|-------------|-----------|--------------|
| 1 | 1222 63rd Street             | \$8,100,000 | 61,290    | Borough Park |
| 2 | 7108-7120 New Utrecht Avenue | \$3,608,131 | 23,140    | Bensonhurst  |

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## COMPLETE DEVELOPMENT SITE MARKET METRICS

2

TRANSACTIONS  
SOLD

\$11.71M

\$ VOLUME  
SOLD

84,430

BSF  
SOLD

For More Information, Contact:

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## YEAR OVER YEAR

## COMPARED TO Q1-2020

\*\*Summary of Q1 Transactions in Southwest Brooklyn

**34**

# OF TRANSACTIONS

↑ +26% YoY

**\$86.60M**

DOLLAR VOLUME

0% YoY

**244**

# OF UNITS

↑ +17% YoY

## SOUTHWEST BROOKLYN

|         | MULTIFAMILY              | MIXED-USE                 | INDUSTRIAL                  | DEVELOPMENT               |
|---------|--------------------------|---------------------------|-----------------------------|---------------------------|
| \$/SF   | <b>\$392</b> +3% YoY     | <b>\$474</b> +1% YoY      | <b>\$824</b> +92% YoY       | <b>\$188/BSF</b> -25% YoY |
| \$/UNIT | <b>\$357,701</b> +5% YoY | <b>\$632,212</b> +31% YoY | <b>\$1,250,000</b> -92% YoY | -                         |

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**MULTIFAMILY**

- ❶ 862-868 50th Street
- ❷ 5413 7th Avenue
- ❸ 2137 & 2139 84th Street
- ❹ 1438-1440 65th Street
- ❺ 1469-1471 Bay Ridge Parkway
- ❻ 1217 70th Street
- ❼ 8012 16th Avenue
- ❽ 2071 68th Street
- ❾ 1855 76th Street
- ❿ 1967 78th Street
- ⓫ 100 Bay Ridge Avenue
- ⓬ 8427 Bay 16th Street
- ⓭ 7801 18th Avenue
- ⓮ 272 86th Street

**MIXED USE**

- ❶ 702 54th Street
- ❷ 482 86th Street
- ❸ 5502 5th Avenue
- ❹ 5601 7th Avenue
- ❺ 4421 8th Avenue
- ❻ 8402 5th Avenue
- ❼ 5114 13th Avenue
- ❽ 1270 48th Street
- ❾ 7118 18th Avenue
- ❿ 7406 13th Avenue
- ⓫ 4801 Fort Hamilton Pkwy
- ⓬ 2102 81st Street
- ⓭ 5814-5816 New Utrecht Ave
- ⓮ 7200-7212 Fort Hamilton Pkwy
- ⓯ 8019 17th Avenue

**INDUSTRIAL**

- ❶ 1051 61st Street

**DEVELOPMENT SITES**

- ❶ 1222 63rd Street
- ❷ 7108-7120 New Utrecht Avenue

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## SOUTHWEST BROOKLYN TEAM



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**1**

POWERFUL  
TEAM

**650+**

PROPERTIES SOLD

OVER  
**\$2B**

TOTAL SALES

**INVESTMENT PROPERTY REALTY  
GROUP**

45 Broadway, 29th Floor  
New York, NY 10006



# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

**CALL FOR A COMPLIMENTARY PROPERTY VALUATION**

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