



SOUTHWEST BROOKLYN
MARKET REPORT

FEBRUARY 2022

IPRG

SOUTHWEST BROOKLYN

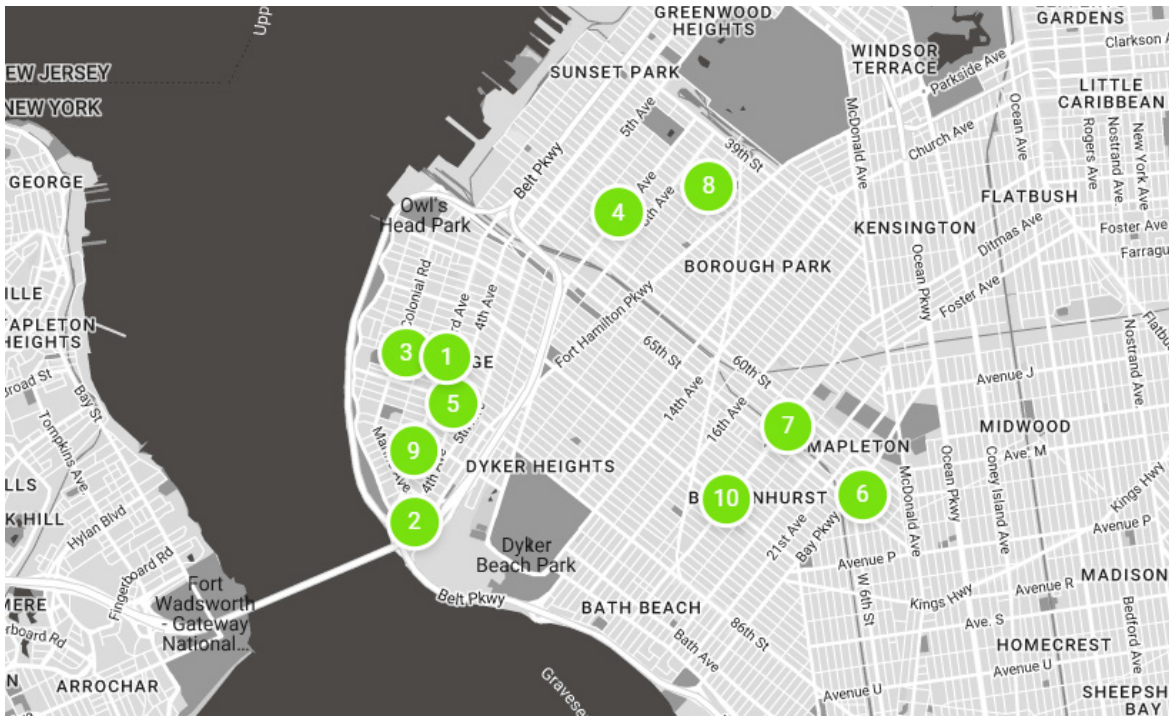
SOUTHWEST BROOKLYN FEBRUARY 2022 COMPLETE MARKET METRICS

13
TRANSACTIONS SOLD

77
UNITS SOLD

\$31.46M
\$ VOLUME SOLD

27,300
BSF SOLD



8101 3RD AVE



425 101ST ST



8116-8124 RIDGE BLVD



5416 7TH AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	8101 3rd Avenue	\$6,425,000	*21,800 BSF	Development
2	425 101st Street	\$4,450,000	24	Multi-Family
3	8116-8124 Ridge Boulevard	\$3,775,000	22	Multi-Family
4	5416 7th Avenue	\$3,300,000	3	Mixed Use
5	8610 4th Avenue	\$2,300,000	3	Mixed Use
6	2234 63rd Street	\$1,599,000	4	Multi-Family
7	6209 18th Avenue	\$1,550,000	5	Mixed Use
8	917 45th Street	\$1,550,000	*5,500 BSF	Development
9	9316 3rd Avenue	\$1,500,000	3	Mixed Use
10	7412 18th Avenue	\$1,500,000	4	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

* Transactions between **\$1,000,000-\$50,000,000** from **February 1, 2022 - February 28, 2022**

* **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 JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	11	\$37,265,000	61	234,973
FEBRUARY 2022	13	\$31,464,000	77	27,300
% of CHANGE	↑ +18% MoM	↓ -16% MoM	↑ +26% MoM	↓ -88 MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2021	11	\$38,147,000	144	61,290
FEBRUARY 2022	13	\$31,464,000	77	27,300
% of CHANGE	↑ +18% YoY	↓ -18% YoY	↓ -47% YoY	↓ -55% YoY

Contact the Southwest Brooklyn Team For More Information

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