

SOUTHWEST BROOKLYN MARKET REPORT

Q4 2021



7201 RIDGE BLVD



579 61ST ST



1529 DAHILL RD



614 40TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	7201 Ridge Boulevard	\$10,400,000	59	Bay Ridge
2	579 61st Street	\$8,125,000	44	Sunset Park
3	1529 Dahill Road	\$7,769,797	42	Borough Park
4	614 40th Street	\$5,400,000	35	Sunset Park
5	1479 Dahill Road	\$5,366,497	35	Borough Park
6	1620 50th Street	\$2,750,000	3	Borough Park
7	1933 68th Street	\$1,950,000	4	Bensonhurst
8	1623 83rd Street	\$1,742,000	4	Bensonhurst
9	529 49th Street	\$1,730,000	6	Sunset Park
10	1326 41st Street	\$1,696,000	6	Borough Park
11	1852 64th Street	\$1,560,000	4	Borough Park
12	656 46th Street	\$1,510,000	6	Sunset Park
13	1433 72nd Street	\$1,300,000	6	Bensonhurst
14	521 45th Street	\$1,200,000	6	Sunset Park
15	1238 Bay Ridge Avenue	\$1,200,000	6	Dyker Heights
16	2420 64th Street	\$1,180,000	6	Borough Park
17	767 41st Street	\$1,025,000	4	Sunset Park

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

17

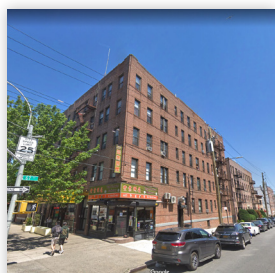
TRANSACTIONS
SOLD

\$55.9M

\$ VOLUME
SOLD

276

UNITS
SOLD



6623 FORT HAMILTON PKWY



5703-5705 7TH AVE



2039 86TH ST



7715 5TH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	6623 Fort Hamilton Parkway	\$5,200,000	30	Dyker Heights
2	5703-5705 7th Avenue	\$3,500,000	5	Sunset Park
3	2039 86th Street	\$2,850,000	3	Bensonhurst
4	7715 5th Avenue	\$2,300,000	3	Bay Ridge
5	8126 5th Avenue	\$2,300,000	7	Bay Ridge
6	6903 13th Avenue	\$2,200,000	4	Dyker Heights
7	4308-4310 14th Avenue	\$2,100,000	6	Borough Park
8	7602 13th Avenue	\$2,000,000	4	Dyker Heights
9	6518 13th Avenue	\$1,800,000	3	Dyker Heights
10	6523 11th Avenue	\$1,730,000	8	Dyker Heights
11	7912 3rd Avenue	\$1,720,000	3	Bay Ridge
12	699 86th Street	\$1,680,000	3	Dyker Heights
13	9003 5th Avenue	\$1,675,000	3	Bay Ridge
14	6901 6th Avenue	\$1,650,000	4	Bay Ridge
15	8009 3rd Avenue	\$1,650,000	3	Bay Ridge
16	7608 3rd Avenue	\$1,640,000	3	Bay Ridge
17	5202 16th Avenue	\$1,442,350	3	Borough Park
18	8207 5th Avenue	\$1,350,000	2	Bay Ridge
19	623 Bay Ridge Parkway	\$1,300,000	3	Bay Ridge
20	4012 14th Avenue	\$1,265,000	5	Borough Park

SELECT SALES ACTIVITY ABOVE

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COMPLETE MIXED-USE MARKET METRICS

23

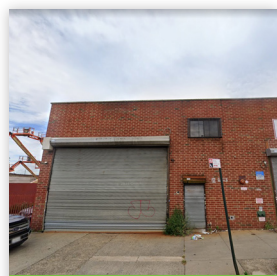
TRANSACTIONS
SOLD

\$44.6M

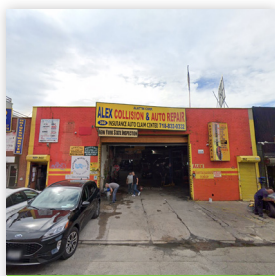
\$ VOLUME
SOLD

116

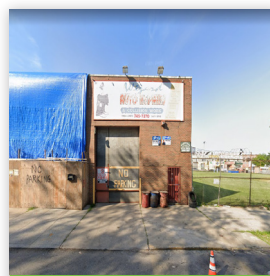
UNITS
SOLD



245 48TH ST



260 42ND ST & 259 43RD ST



819 66TH ST



127 42ND ST

	ADDRESS	SALE PRICE	UNITS	NEIGHBORHOOD
1	245 48th Street	\$4,100,000	1	Sunset Park
2	260 42nd Street & 259 43rd Street	\$2,800,000	2	Sunset Park
3	819 66th Street	\$1,750,000	1	Dyker Heights
4	127 42nd Street	\$1,560,000	1	Sunset Park

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COMPLETE INDUSTRIAL MARKET METRICS

4

TRANSACTIONS
SOLD

\$10.21M

\$ VOLUME
SOLD

5

UNITS
SOLD



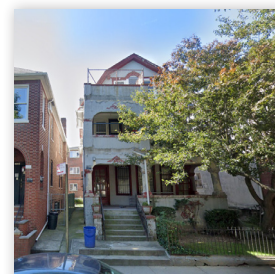
1240 39TH ST



5003 5TH AVE



1470 BATH AVE



1568 53RD ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	1240 39th Street	\$3,000,000	5,700	Borough Park
2	5003 5th Avenue	\$2,275,000	6,000	Sunset Park
3	1470 Bath Avenue	\$1,910,000	7,829	Bay Ridge
4	1568 53rd Street	\$1,850,000	6,600	Borough Park
5	5612 9th Avenue	\$1,440,000	6,000	Sunset Park

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COMPLETE DEVELOPMENT SITE MARKET METRICS

5

TRANSACTIONS
SOLD

\$10.48M

\$ VOLUME
SOLD

32,129

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Southwest Brooklyn



49

OF TRANSACTIONS

↑ +123% YoY



\$121.19M

DOLLAR VOLUME

↑ +43% YoY



397

OF UNITS

↑ +254% YoY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$345 -9% YoY	\$478 -24% YoY	\$385 -36% YoY	\$319/BSF +166% YoY
\$/UNIT	\$292,674 -15% YoY	\$489,867 -34% YoY	\$1,750,000 -84% YoY	-

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**MULTIFAMILY****MIXED USE****INDUSTRIAL**

1 7201 Ridge Boulevard

2 579 61st Street

3 1529 Dahill Road

4 614 40th Street

5 1479 Dahill Road

6 1620 50th Street

7 1933 68th Street

8 1623 83rd Street

9 529 49th Street

10 1326 41st Street

11 1852 64th Street

12 656 46th Street

13 1433 72nd Street

14 521 45th Street

15 1238 Bay Ridge Avenue

16 2420 64th Street

17 767 41st Street

18 6623 Fort Hamilton Parkway

19 5703-5705 7th Avenue

20 2039 86th Street

21 7715 5th Avenue

22 8126 5th Avenue

23 6903 13th Avenue

24 4308-4310 14th Avenue

25 7602 13th Avenue

26 6518 13th Avenue

27 6523 11th Avenue

28 7912 3rd Avenue

29 699 86th Street

30 9003 5th Avenue

31 6901 6th Avenue

32 8009 3rd Avenue

33 7608 3rd Avenue

34 5202 16th Avenue

35 8207 5th Avenue

36 623 Bay Ridge Parkway

37 4012 14th Avenue

38 245 48th Street

39 260 42nd Street & 259 43rd Street

40 819 66th Street

41 127 42nd Street

DEVELOPMENT SITES

42 1240 39th Street

43 5003 5th Avenue

44 1470 Bath Avenue

45 1568 53rd Street

46 5612 9th Avenue

SOUTHWEST BROOKLYN TEAM



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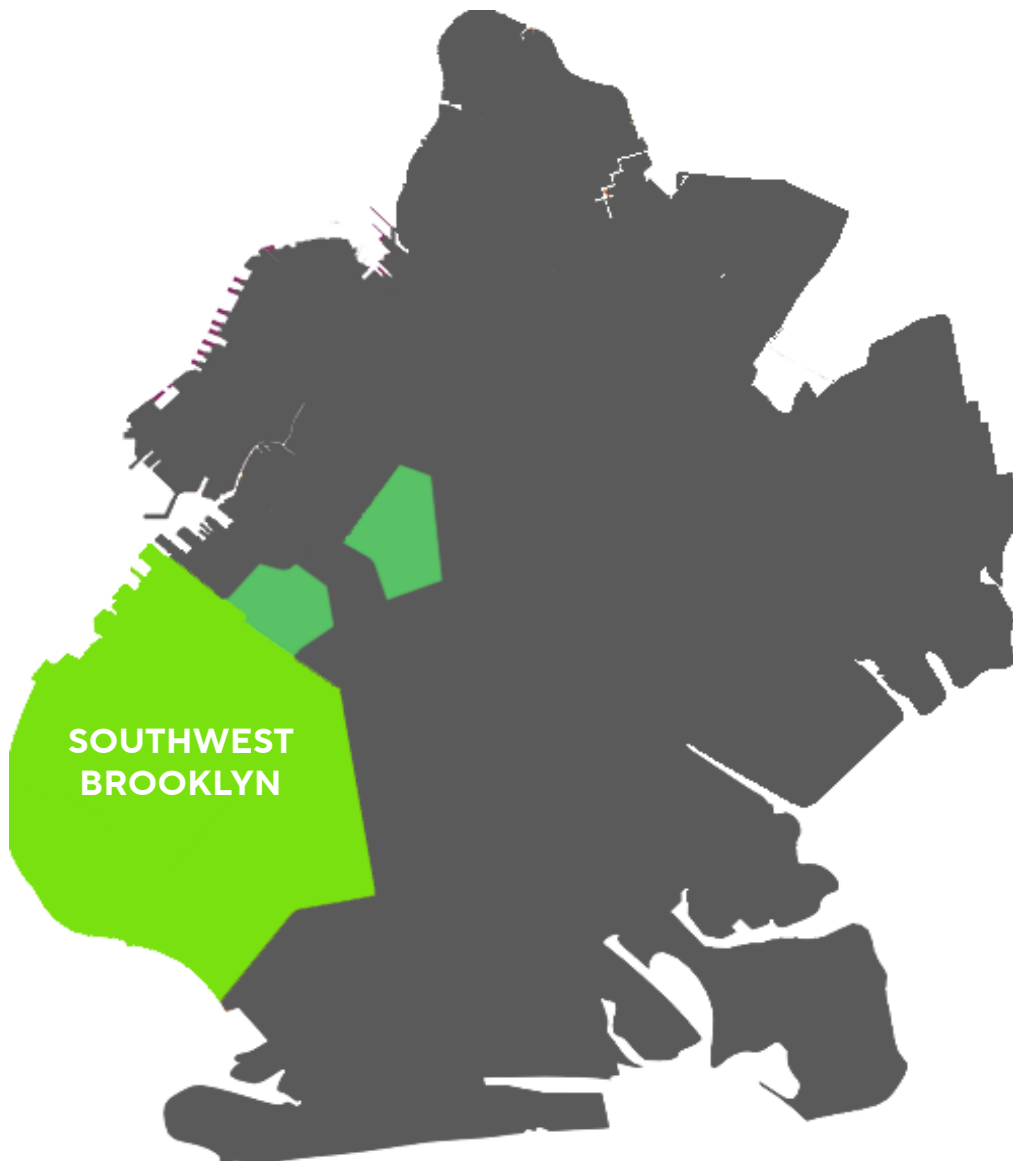
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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



SOUTHWEST BROOKLYN Q4 2021 REPORT

THE SOUTHWEST BROOKLYN TEAM

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