

An aerial photograph of a city skyline, likely New York City, with numerous skyscrapers and buildings. The image is darkened with a black overlay, particularly on the right side, to make the text stand out.

SOUTHWEST BROOKLYN **MARKET REPORT**

Q1 2022

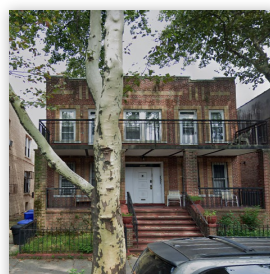
I PRG



425 101ST ST



8116-8124 RIDGE BLVD



1537 40TH ST



816 62ND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	425 101st Street	\$4,450,000	24	Bay Ridge
2	8116-8124 Ridge Boulevard	\$3,775,000	22	Bay Ridge
3	1537 40th Street	\$2,560,000	4	Borough Park
4	816 62nd Street	\$1,850,000	6	Sunset Park
5	7124 15th Avenue	\$1,740,000	4	Bensonhurst
6	1656 80th Street	\$1,700,000	4	Bensonhurst
7	2234 63rd Street	\$1,599,000	4	Borough Park
8	1859 70th Street	\$1,560,000	4	Bensonhurst
9	551 82nd Street	\$1,510,000	6	Bay Ridge
10	466 54th Street	\$1,495,000	7	Sunset Park
11	826 40th Street	\$1,470,000	4	Sunset Park
12	421 49th Street	\$1,460,000	4	Sunset Park
13	328 Ovington Avenue	\$1,250,000	6	Bay Ridge

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

* 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

13

TRANSACTIONS
SOLD

\$26.42M

\$ VOLUME
SOLD

99

UNITS
SOLD



6830 RIDGE BLVD



5723 5TH AVE



5416 7TH AVE



5902 5TH AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	6830 Ridge Boulevard	\$4,600,000	25	Bay Ridge
2	5723 5th Avenue	\$4,000,000	10	Sunset Park
3	5416 7th Avenue	\$3,300,000	3	Sunset Park
4	5902 5th Avenue	\$3,250,000	9	Sunset Park
5	1075 64th Street	\$2,380,000	6	Borough Park
6	6819 Fort Hamilton Parkway	\$2,350,000	3	Dyker Heights
7	8610 4th Avenue	\$2,300,000	3	Bay Ridge
8	5821 5th Avenue	\$2,130,000	8	Sunset Park
9	8780 19th Avenue	\$2,000,000	3	Bath Beach
10	9004 5th Avenue	\$1,900,000	3	Bay Ridge
11	8418 3rd Avenue	\$1,880,000	3	Bay Ridge
12	2050 Bath Avenue	\$1,865,000	3	Bath Beach
13	5002 4th Avenue	\$1,757,500	6	Sunset Park
14	6209 18th Avenue	\$1,550,000	5	Borough Park
15	9316 3rd Avenue	\$1,500,000	3	Bay Ridge
16	7412 18th Avenue	\$1,500,000	4	Bensonhurst
17	306 86th Street	\$1,395,000	5	Bay Ridge
18	6112 20th Avenue	\$1,350,000	4	Borough Park
19	6913 New Utrecht Avenue	\$1,350,000	3	Bensonhurst
20	8318 4th Avenue	\$1,350,000	3	Bay Ridge

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

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COMPLETE MIXED-USE MARKET METRICS

25

TRANSACTIONS
SOLD

\$49.67M

\$ VOLUME
SOLD

127

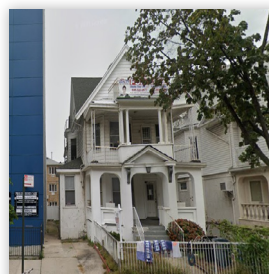
UNITS
SOLD



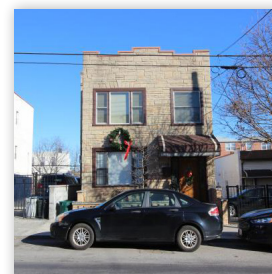
4002-4024 FT HAMILTON PKWY



8101 3RD AVE



8712 BAY PKWY



1335 & 1337 63RD ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	4002-4024 Fort Hamilton Parkway	\$14,700,000	216,000	Borough Park
2	8101 3rd Avenue	\$6,425,000	21,800	Bay Ridge
3	8712 Bay Parkway	\$1,930,000	11,640	Bath Beach
4	1335 & 1337 63rd Street	\$1,900,000	8,100	Borough Park
5	1245 46th Street	\$1,800,000	7,333	Borough Park
6	917 45th Street	\$1,550,000	5,500	Borough Park

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COMPLETE DEVELOPMENT SITE MARKET METRICS

6

TRANSACTIONS
SOLD

\$28.31M

\$ VOLUME
SOLD

270,373

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in Southwest Brooklyn

**44**

OF TRANSACTIONS

↑ +29% YoY

**\$104.39M**

DOLLAR VOLUME

↑ +21% YoY

**226**

OF UNITS

↓ -7% YoY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$433 +10% YoY	\$475 +/-0% YoY	\$319/BSF +166% YoY
\$/UNIT	\$335,474 -6% YoY	\$475,931 -25% YoY	N/A

For More Information, Contact:

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**MULTIFAMILY****MIXED USE****DEVELOPMENT SITES**

- | | | |
|-----------------------------|-------------------------------|------------------------------------|
| 1 425 101st Street | 14 6830 Ridge Boulevard | 34 4002-4024 Fort Hamilton Parkway |
| 2 8116-8124 Ridge Boulevard | 15 5723 5th Avenue | 35 8101 3rd Avenue |
| 3 1537 40th Street | 16 5416 7th Avenue | 36 8712 Bay Parkway |
| 4 816 62nd Street | 17 5902 5th Avenue | 37 1335 & 1337 63rd Street |
| 5 7124 15th Avenue | 18 1075 64th Street | 38 1245 46th Street |
| 6 1656 80th Street | 19 6819 Fort Hamilton Parkway | 39 917 45th Street |
| 7 2234 63rd Street | 20 8610 4th Avenue | |
| 8 1859 70th Street | 21 5821 5th Avenue | |
| 9 551 82nd Street | 22 8780 19th Avenue | |
| 10 466 54th Street | 23 9004 5th Avenue | |
| 11 826 40th Street | 24 8418 3rd Avenue | |
| 12 421 49th Street | 25 2050 Bath Avenue | |
| 13 328 Ovington Avenue | 26 5002 4th Avenue | |
| | 27 6209 18th Avenue | |
| | 28 9316 3rd Avenue | |
| | 29 7412 18th Avenue | |
| | 30 306 86th Street | |
| | 31 6112 20th Avenue | |
| | 32 6913 New Utrecht Avenue | |
| | 33 8318 4th Avenue | |

SOUTHWEST BROOKLYN TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



SOUTHWEST BROOKLYN Q1 2022 REPORT

THE SOUTHWEST BROOKLYN TEAM

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