

An aerial, black and white photograph of a cityscape. A multi-lane highway with a bridge spans across the middle of the image. To the right of the highway is a large, dense area of trees, likely a park. Several tall apartment buildings and office structures are visible throughout the scene. The sky is filled with heavy, grey clouds.

# **SOUTHWEST BROOKLYN MARKET REPORT**

**AUGUST 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## SOUTHWEST BROOKLYN AUGUST 2022 COMPLETE MARKET METRICS

### 21

TRANSACTIONS SOLD

### \$41.69M

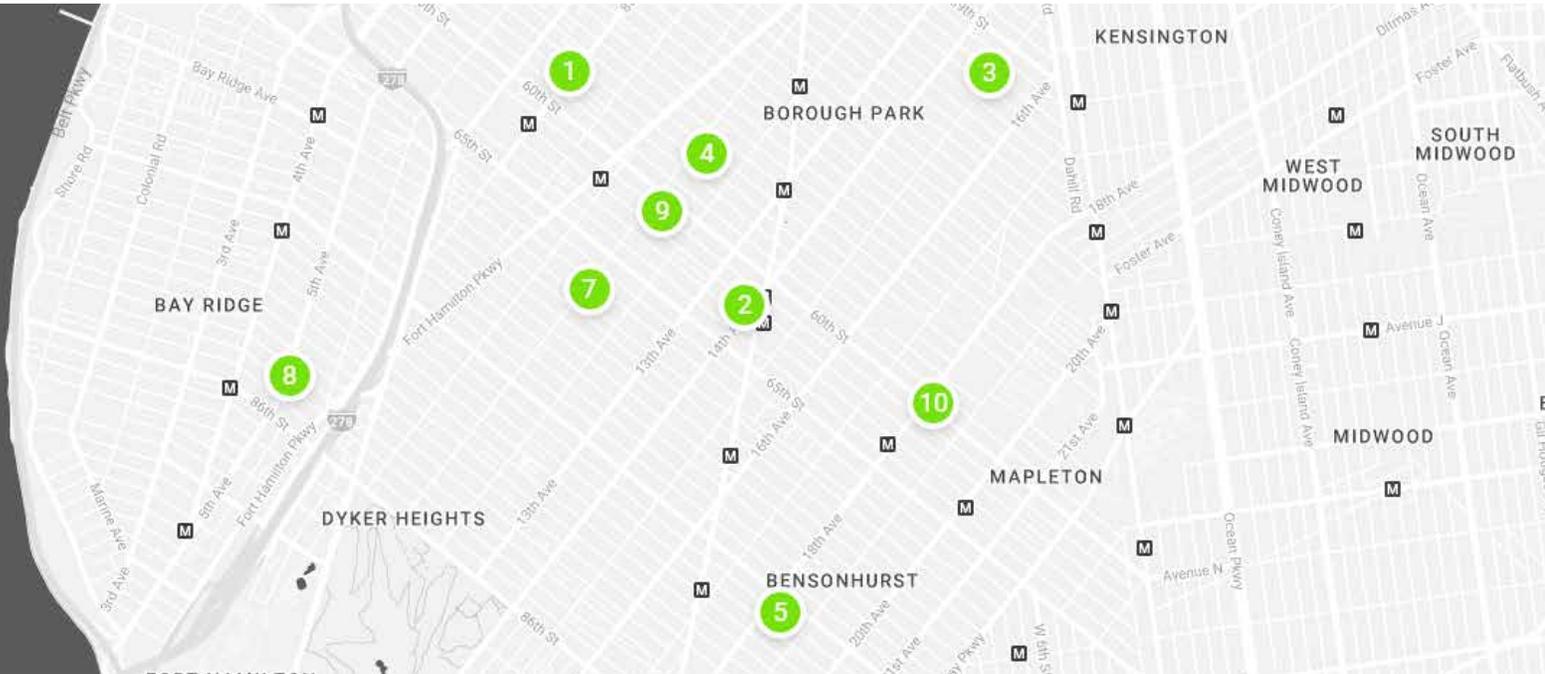
\$ VOLUME SOLD

### 77

UNITS SOLD

### 5,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	5716 8th Avenue	\$4,678,880	Sunset Park	Mixed Use	3
2	6202-6210 14th Ave & 1370 62nd St	\$4,330,000	Borough Park	Industrial	1
3	1482 41st Street	\$2,500,000	Borough Park	Mixed Use	5
4	1122 57th Street	\$2,300,000	Borough Park	Development	*5,000 BSF
5	1825 76th Street	\$2,300,000	Bensonhurst	Multi-Family	4
6	1818-1824 Bath Avenue	\$2,267,000	Bath Beach	Mixed Use	7
7	6707 11th Avenue	\$1,850,000	Dyker Heights	Mixed Use	6
8	8309 5th Avenue	\$1,800,000	Bay Ridge	Mixed Use	3
9	1129 59th Street	\$1,800,000	Borough Park	Multi-Family	6
10	1813 60th Street	\$1,750,000	Borough Park	Multi-Family	4

SELECT SALES ACTIVITY ABOVE

\*Development Site / Buildable Square Footage



5716 8TH AVE



6202 14TH AVE



1482 41ST ST



1122 57TH ST

# SOUTHWEST BROOKLYN

## AUGUST 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from August 1, 2022 - August 31, 2022

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

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

### MONTH OVER MONTH

COMPARED TO JULY 2022

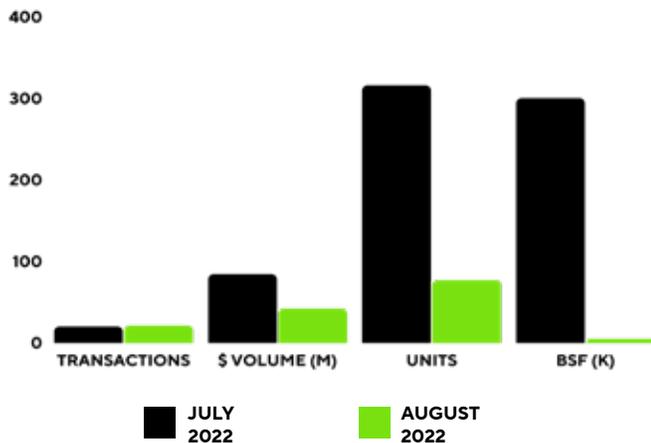
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2022</b>	20	\$84,335,000	316	300,000
<b>AUGUST 2022</b>	21	\$41,693,880	77	5,000
<b>% of CHANGE</b>	↑ +5% MoM	↓ -51% MoM	↓ -76% MoM	↓ -98% MoM

### YEAR OVER YEAR

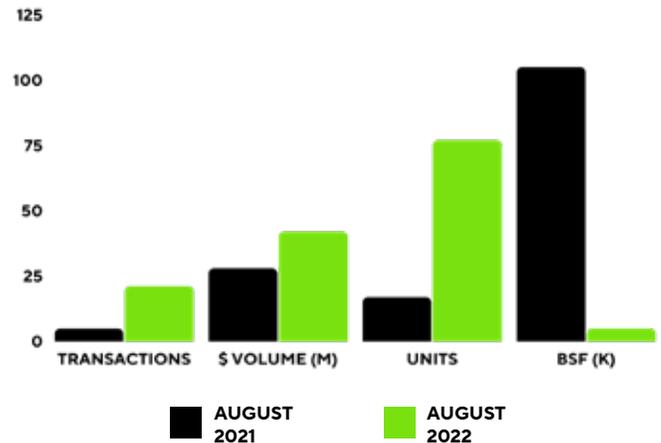
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2021</b>	5	\$28,495,000	17	104,640
<b>AUGUST 2022</b>	21	\$41,693,880	77	5,000
<b>% of CHANGE</b>	↑ +320% YoY	↑ +46% YoY	↑ +353% YoY	↓ -95% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



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# IPRG

## SOUTHWEST BROOKLYN AUGUST 2022 REPORT

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