

An aerial photograph of a city, likely New York City, showing a large park (Central Park) in the center, surrounded by dense urban development. A multi-lane highway (FDR Expressway) runs along the bottom and left side of the park. The sky is overcast with grey clouds. A black rectangular box is overlaid on the top left, and a green rectangular box is overlaid on the top right, both containing white text.

SOUTHWEST BROOKLYN MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN JULY 2022 COMPLETE MARKET METRICS

20

TRANSACTIONS SOLD

\$84.34M

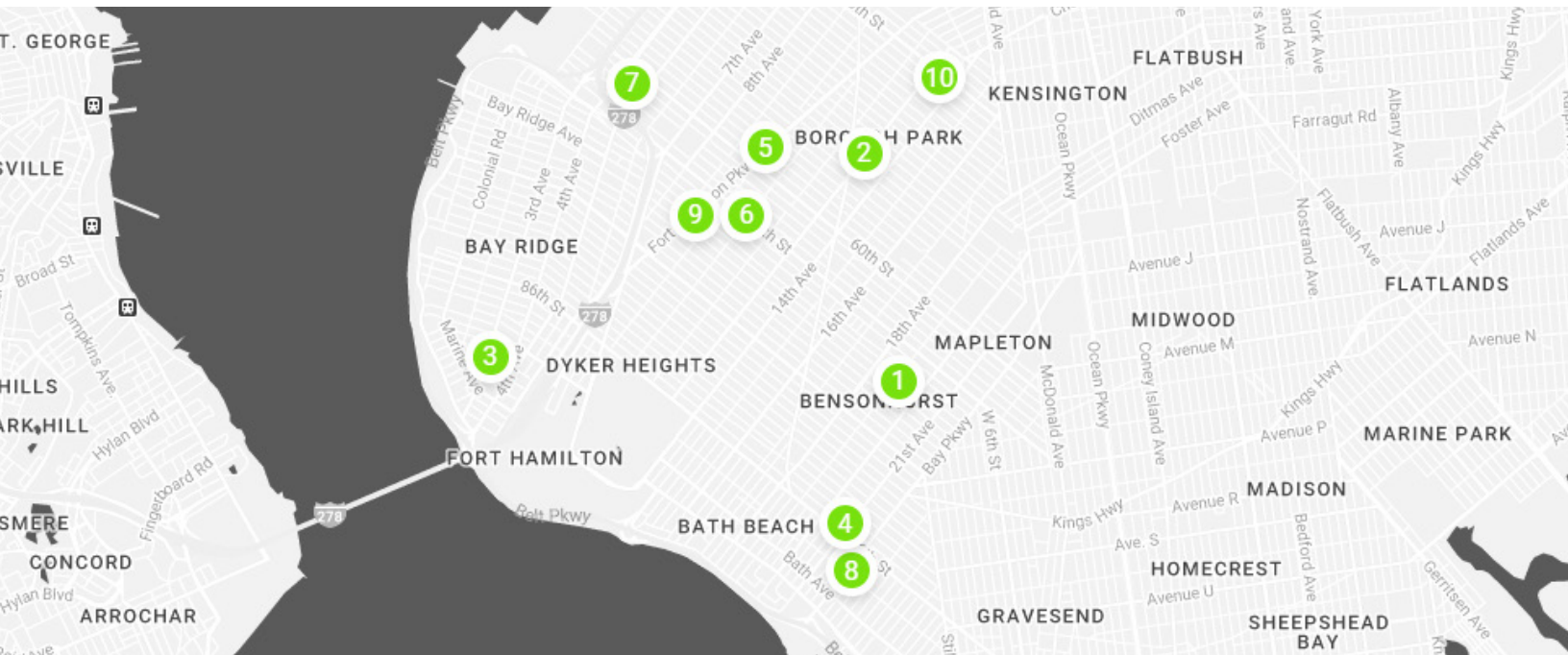
\$ VOLUME SOLD

316

UNITS SOLD

30,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	6801 19th Avenue	\$15,700,000	Bensonhurst	Multi-Family	95
2	5102 13th Avenue	\$13,200,000	Borough Park	Development	*30,000 BSF
3	310 94th Street	\$12,500,000	Bay Ridge	Multi-Family	74
4	2069 85th Street	\$8,200,000	Bensonhurst	Multi-Family	48
5	5718 Fort Hamilton Parkway	\$4,600,000	Borough Park	Multi-Family	24
6	6424 11th Avenue	\$3,260,000	Borough Park	Mixed Use	9
7	430 61st Street	\$3,200,000	Sunset Park	Multi-Family	16
8	2142 86th Street	\$2,430,000	Bath Beach	Mixed Use	2
9	6805 Fort Hamilton Parkway	\$2,300,000	Dyker Heights	Mixed Use	3
10	1332 39th Street	\$2,275,000	Borough Park	Industrial	1

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



6801 19TH AVE



5102 13TH AVE



310 94TH ST



2069 85TH ST

SOUTHWEST BROOKLYN

JULY 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2022 - JULY 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 JUNE 2022

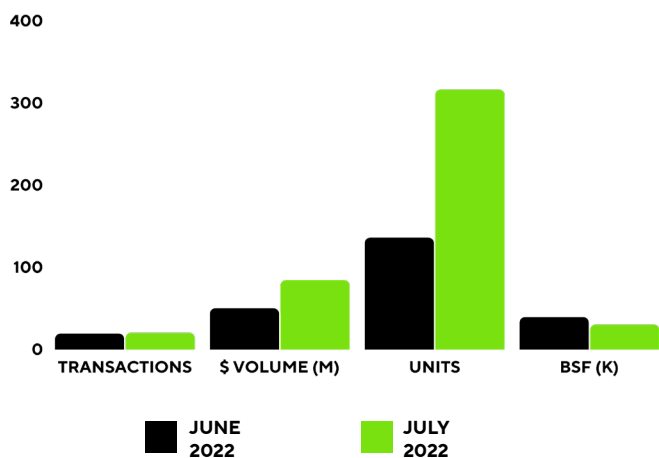
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	19	\$50,372,000	136	39,062
JULY 2022	20	\$84,335,000	316	30,000
% of CHANGE	↑+5% MoM	↑+67% MoM	↑+132% MoM	↓-23% MoM

YEAR OVER YEAR

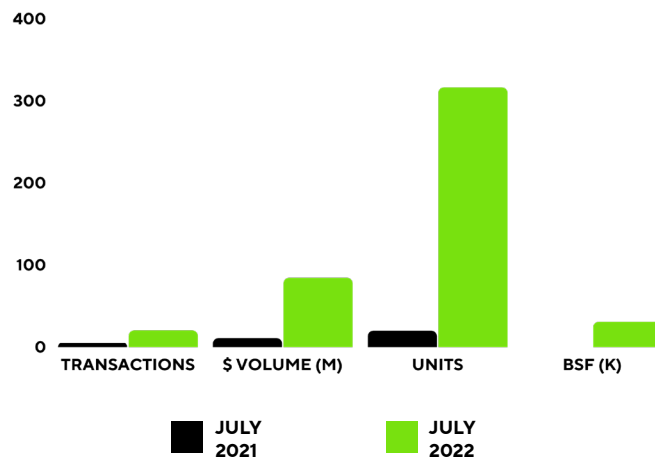
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	5	\$11,150,000	20	0
JULY 2022	20	\$84,335,000	316	30,000
% of CHANGE	↑+300% YoY	↑+656% YoY	↑+1,480% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



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SOUTHWEST BROOKLYN JULY 2022 REPORT

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