

An aerial, black and white photograph of a city, likely Brooklyn, showing a multi-lane highway with traffic, a large green park area with trees, and various high-rise buildings. The sky is overcast with clouds.

SOUTHWEST BROOKLYN MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q3 2022 MULTIFAMILY METRICS

20

TRANSACTIONS SOLD

\$68.41M

\$ VOLUME SOLD

332

UNITS SOLD



6801 19TH AVE



310 94TH ST



2069 85TH ST



5718 FORT HAMILTON PKWY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	6801 19th Avenue	\$15,700,000	Bensonhurst	95
2	310 94th Street	\$12,500,000	Bay Ridge	74
3	2069 85th Street	\$8,200,000	Bensonhurst	48
4	5718 Fort Hamilton Parkway	\$4,600,000	Borough Park	24
5	430 61st Street	\$3,200,000	Sunset Park	16
6	1825 76th Street	\$2,300,000	Bensonhurst	4
7	1129 59th Street	\$1,800,000	Borough Park	6
8	1813 60th Street	\$1,750,000	Borough Park	4
9	1732 79th Street	\$1,750,000	Bensonhurst	4
10	1964 68th Street	\$1,730,000	Bensonhurst	4
11	1753 71st Street	\$1,725,000	Bensonhurst	4
12	189 Bay 22nd Street	\$1,670,000	Bath Beach	4
13	1458 Bay Ridge Avenue	\$1,635,000	Bensonhurst	6
14	827 44th Street	\$1,550,000	Sunset Park	4
15	1372 40th Street	\$1,500,000	Borough Park	6
16	754 McDonald Avenue	\$1,500,000	Borough Park	5
17	1768 79th Street	\$1,450,000	Bensonhurst	6
18	6703 8th Avenue	\$1,325,000	Dyker Heights	6
19	417 85th Street	\$1,275,000	Bay Ridge	6
20	8661 16th Avenue	\$1,250,000	Bath Beach	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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

SOUTHWEST BROOKLYN

Q3 2022 MIXED-USE METRICS

32

TRANSACTIONS SOLD

\$65.67M

\$ VOLUME SOLD

157

UNITS SOLD



7100-7112 RIDGE BLVD



5716 8TH AVE



6424 11TH AVE



1482 41ST ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	7100-7112 Ridge Boulevard	\$8,400,000	Bay Ridge	41
2	5716 8th Avenue	\$4,678,880	Sunset Park	3
3	6424 11th Avenue	\$3,260,000	Borough Park	9
4	1482 41st Street	\$2,500,000	Borough Park	5
5	2142 86th Street	\$2,430,000	Bath Beach	2
6	6805 Fort Hamilton Parkway	\$2,300,000	Dyker Heights	3
7	5712 New Utrecht Avenue	\$2,300,000	Borough Park	3
8	1818-1824 Bath Avenue	\$2,267,000	Bath Beach	7
9	7110 18th Avenue	\$2,200,000	Bensonhurst	3
10	7121 18th Avenue	\$2,030,000	Bensonhurst	5
11	4306 8th Avenue	\$2,000,000	Sunset Park	3
12	8315 3rd Avenue	\$1,900,000	Bay Ridge	6
13	6707 11th Avenue	\$1,850,000	Dyker Heights	6
14	7023 20th Avenue	\$1,815,000	Bensonhurst	6
15	8309 5th Avenue	\$1,800,000	Bay Ridge	3
16	7014 18th Avenue	\$1,733,000	Bensonhurst	3
17	6816 18th Avenue	\$1,700,000	Bensonhurst	2
18	7311 5th Avenue	\$1,680,000	Bay Ridge	3
19	862 55th Street	\$1,600,000	Sunset Park	2
20	4514 3rd Avenue	\$1,550,000	Sunset Park	4

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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SOUTHWEST BROOKLYN Q3 2022 DEVELOPMENT SITE METRICS

3

TRANSACTIONS SOLD

\$17.00M

\$ VOLUME SOLD

41,000

BUILDABLE SF SOLD



5102 13TH AVE



1122 57TH ST



267 58TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	5102 13th Avenue	\$13,200,000	Borough Park	30,000
2	1122 57th Street	\$2,300,000	Borough Park	5,000
3	267 58th Street	\$1,500,000	Sunset Park	6,000

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2022 - September 30, 2022**

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

SOUTHWEST BROOKLYN Q3 2022 INDUSTRIAL METRICS

3

TRANSACTIONS SOLD

\$8.26M

\$ VOLUME SOLD

3

UNITS SOLD



6202-6210 14TH AVE



1332 39TH ST



824 MCDONALD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	6202-6210 14th Avenue & 1370 62nd Street	\$4,330,000	Borough Park	1
2	1332 39th Street	\$2,275,000	Borough Park	1
3	824 McDonald Avenue	\$1,650,000	Borough Park	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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

Q3 2022 COMPLETE MARKET METRICS

58

TRANSACTIONS SOLD
+164% YoY

\$159.33M

\$ VOLUME SOLD
+90% YoY

492

UNITS SOLD
+160% YoY

41,000

BUILDABLE SF SOLD
-79% YoY

PRICE ANALYSIS BY TERRITORY

SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$393 +10% YoY	\$529 +21% YoY	\$383/BSF +58% YoY	\$628 +47% YoY
\$/UNIT	\$301,063 -18% YoY	\$554,844 -1% YoY	N/A	\$2,751,667 +72% YoY

*Development Site / Buildable Square Footage

SOUTHWEST BROOKLYN

Q3 2022 MARKET MAP



MULTIFAMILY

- 1 6801 19th Avenue
- 2 310 94th Street
- 3 2069 85th Street
- 4 5718 Fort Hamilton Parkway
- 5 430 61st Street
- 6 1825 76th Street
- 7 1129 59th Street
- 8 1813 60th Street
- 9 1732 79th Street
- 10 1964 68th Street
- 11 1753 71st Street
- 12 189 Bay 22nd Street
- 13 1458 Bay Ridge Avenue
- 14 827 44th Street
- 15 1372 40th Street
- 16 754 McDonald Avenue
- 17 1768 79th Street
- 18 6703 8th Avenue
- 19 417 85th Street
- 20 8661 16th Avenue

MIXED USE

- 21 7100-7112 Ridge Boulevard
- 22 5716 8th Avenue
- 23 6424 11th Avenue
- 24 1482 41st Street
- 25 2142 86th Street
- 26 6805 Fort Hamilton Parkway
- 27 5712 New Utrecht Avenue
- 28 1818-1824 Bath Avenue
- 29 7110 18th Avenue
- 30 7121 18th Avenue
- 31 4306 8th Avenue
- 32 8315 3rd Avenue
- 33 6707 11th Avenue
- 34 7023 20th Avenue
- 35 8309 5th Avenue
- 36 7014 18th Avenue
- 37 6816 18th Avenue
- 38 7311 5th Avenue
- 39 862 55th Street
- 40 4514 3rd Avenue

DEVELOPMENT SITES

- 41 5102 13th Avenue
- 42 1122 57th Street
- 43 267 58th Street

INDUSTRIAL

- 44 6202-6210 14th Avenue & 1370 62nd Street
- 45 1332 39th Street
- 46 824 McDonald Avenue



CONTACT THE **SOUTHWEST BROOKLYN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES