

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A large highway with multiple lanes runs diagonally across the lower half of the image. To the right of the highway is a large, green, tree-filled area, which is Central Park. Several tall, modern skyscrapers are visible, particularly on the right side. The sky is filled with large, white clouds. A black rectangular box is overlaid on the upper left portion of the image, containing the main title. A bright green rectangular box is overlaid on the upper right portion of the image, containing the quarter and year. The overall image is in grayscale, except for the green box.

SOUTHWEST BROOKLYN MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN Q4 2022 MULTIFAMILY METRICS

27

TRANSACTIONS SOLD

\$49.88M

\$ VOLUME SOLD

201

UNITS SOLD



7914-7924 18TH AVE



2036 68TH ST



1246 74TH ST



640 72ND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	7914-7924 18th Avenue	\$6,065,000	Bensonhurst	29
2	2036 68th Street	\$1,850,000	Bensonhurst	4
3	1246 74th Street	\$1,790,000	Dyker Heights	4
4	640 72nd Street	\$1,585,000	Bay Ridge	4
5	2054 73rd Street	\$1,520,000	Bensonhurst	4
6	2119 77th Street	\$1,280,000	Bensonhurst	4
7	73 Bay 22nd Street	\$2,475,000	Bath Beach	27
8	623 51st Street	\$2,200,000	Sunset Park	8
9	2265 63rd Street	\$1,838,000	Borough Park	4
10	1818 77th Street	\$1,830,000	Bensonhurst	4
11	864 53rd Street	\$1,750,000	Sunset Park	7
12	2072 73rd Street	\$1,700,000	Bensonhurst	6
13	30 Bay 25th Street	\$1,650,000	Bath Beach	16
14	1252 36th Street	\$1,500,000	Borough Park	4
15	6922 15th Avenue	\$1,450,000	Bensonhurst	6
16	749 55th Street	\$1,450,000	Sunset Park	6
17	1679 66th Street	\$1,306,000	Bensonhurst	4
18	1226 42nd Street	\$1,275,000	Borough Park	6
19	543 83rd Street	\$1,210,000	Bay Ridge	6
20	1336-1340 Bay Ridge Avenue	\$2,498,000	Dyker Heights	12

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 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

Q4 2022 MIXED-USE METRICS

17

TRANSACTIONS SOLD

\$33.26M

\$ VOLUME SOLD

79

UNITS SOLD



5811 8TH AVE



6821-6823 8TH AVE



4501 14TH AVE



5713 5TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	5811 8th Avenue	\$4,600,000	Sunset Park	3
2	6821-6823 8th Avenue	\$3,528,000	Dyker Heights	7
3	4501 14th Avenue	\$2,700,000	Borough Park	4
4	5713 5th Avenue	\$2,220,000	Sunset Park	8
5	5313 13th Avenue	\$2,200,000	Borough Park	4
6	6601 20th Avenue	\$2,200,000	Bensonhurst	6
7	8727 4th Avenue & 409 88th Street	\$2,100,000	Bay Ridge	6
8	6507 14th Avenue	\$1,700,000	Bensonhurst	6
9	7802 New Utrecht Avenue	\$1,610,000	Bensonhurst	4
10	6928 5th Avenue	\$1,600,000	Bay Ridge	3
11	229 65th Street	\$1,400,000	Sunset Park	6
12	454 77th Street	\$1,388,000	Bay Ridge	3
13	1643 Bath Avenue	\$1,338,000	Bath Beach	3
14	7815 17th Avenue	\$1,300,000	Bensonhurst	3
15	4019 8th Avenue	\$1,200,000	Sunset Park	4
16	4017 8th Avenue	\$1,100,000	Sunset Park	5
17	7414 18th Avenue	\$1,075,000	Bensonhurst	4

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 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 Q4 2022 DEVELOPMENT SITE METRICS

2

TRANSACTIONS SOLD

\$6.38M

\$ VOLUME SOLD

25,880

BUILDABLE SF SOLD



9201 5TH AVE



422 40TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	9201 5th Avenue	\$5,300,000	Bay Ridge	* 20,880
2	422 40th Street	\$1,080,000	Sunset Park	* 5,000

*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 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 Q4 2022 INDUSTRIAL METRICS

2

TRANSACTIONS SOLD

\$14.50M

\$ VOLUME SOLD

2

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1663 62nd Street	\$11,700,000	Borough Park	1
2	5504-5510 3rd Avenue	\$2,800,000	Sunset Park	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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

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

Q4 2022 COMPLETE MARKET METRICS

48

TRANSACTIONS SOLD
-2% YoY

\$104.02M

\$ VOLUME SOLD
-14% YoY

282

UNITS SOLD
-29% YoY

25,880

BUILDABLE SF SOLD
-19% YoY

PRICE ANALYSIS BY TERRITORY

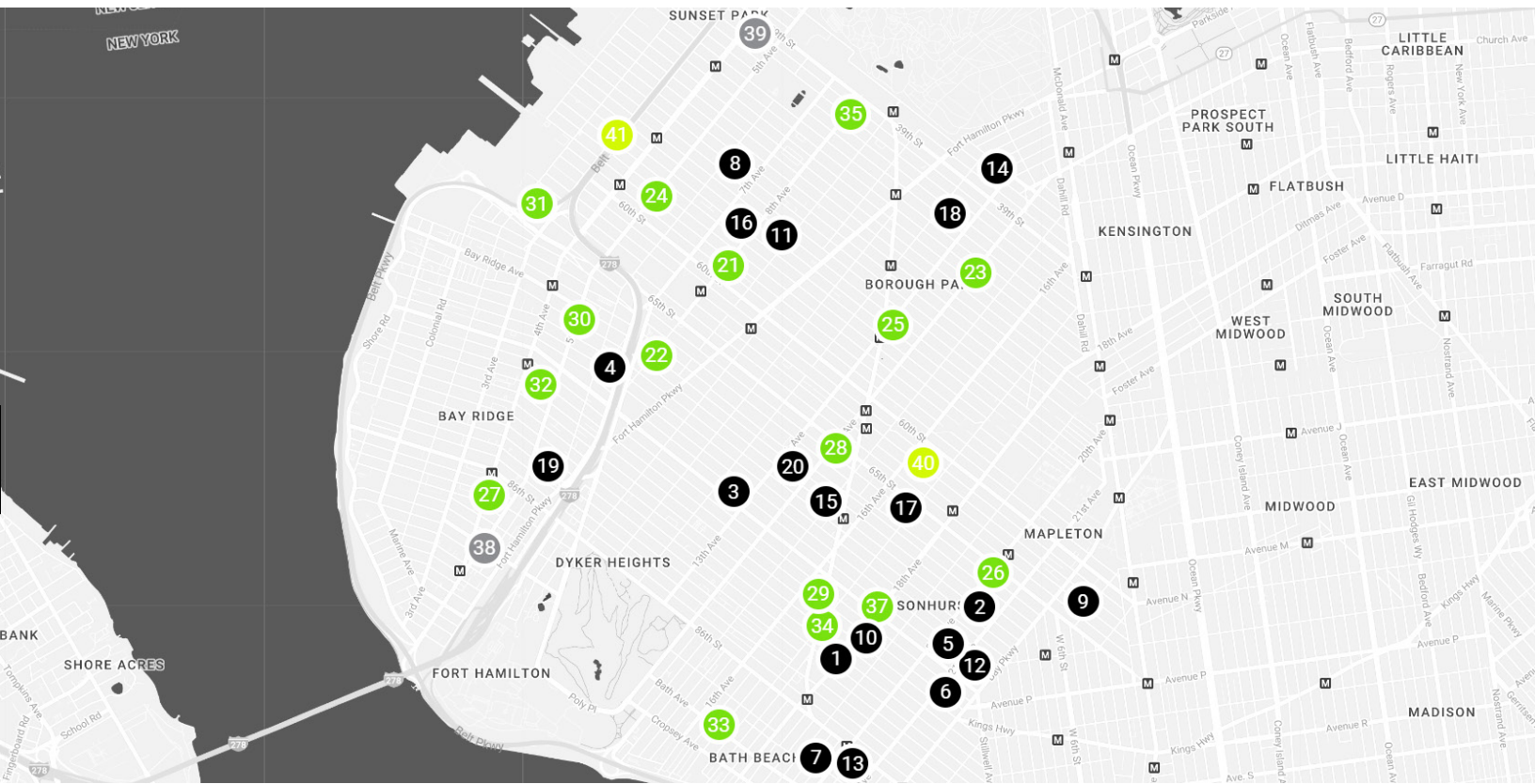
SOUTHWEST BROOKLYN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$389 +13% YoY	\$488 +2% YoY	\$383 +58% YoY	\$456 +18% YoY
\$/UNIT	\$311,954 +7% YoY	\$461,162 -6% YoY	N/A	\$7,250,000 +314% YoY

*Development Site / Buildable Square Footage

SOUTHWEST BROOKLYN

Q4 2022 MARKET MAP



MULTIFAMILY

- 1 7914-7924 18th Avenue
- 2 2036 68th Street
- 3 1246 74th Street
- 4 640 72nd Street
- 5 2054 73rd Street
- 6 2119 77th Street
- 7 73 Bay 22nd Street
- 8 623 51st Street
- 9 2265 63rd Street
- 10 1818 77th Street
- 11 864 53rd Street
- 12 2072 73rd Street
- 13 30 Bay 25th Street
- 14 1252 36th Street
- 15 6922 15th Avenue
- 16 749 55th Street
- 17 1679 66th Street
- 18 1226 42nd Street
- 19 543 83rd Street
- 20 1336-1340 Bay Ridge Avenue

MIXED USE

- 21 5811 8th Avenue
- 22 6821-6823 8th Avenue
- 23 4501 14th Avenue
- 24 5713 5th Avenue
- 25 5313 13th Avenue
- 26 6601 20th Avenue
- 27 8727 4th Avenue & 409 88th Street
- 28 6507 14th Avenue
- 29 7802 New Utrecht Avenue
- 30 6928 5th Avenue
- 31 229 65th Street
- 32 454 77th Street
- 33 1643 Bath Avenue
- 34 7815 17th Avenue
- 35 4019 8th Avenue
- 36 4017 8th Avenue
- 37 7414 18th Avenue

DEVELOPMENT SITES

- 38 9201 5th Avenue
- 39 422 40th Street

INDUSTRIAL

- 40 1663 62nd Street
- 41 5504-5510 3rd Avenue

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

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**TOBY
WARING**
718.360.8837
twaring@iprg.com

1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES