

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A multi-lane highway runs diagonally across the lower half of the image, with a large green park area (Central Park) visible in the middle. Various high-rise buildings and residential structures are scattered throughout the scene. The sky is filled with clouds.

SOUTHWEST BROOKLYN MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN OCTOBER 2022 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$35.63M

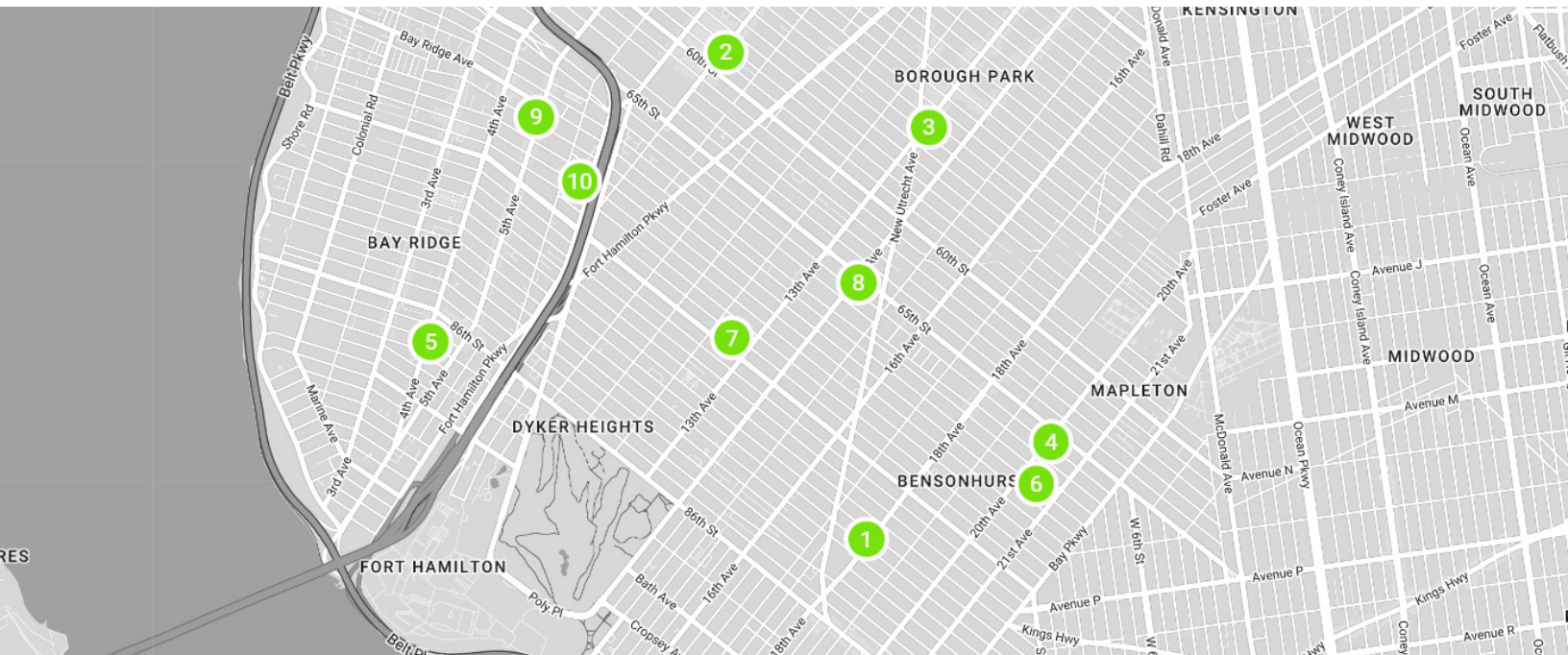
\$ VOLUME SOLD

96

UNITS SOLD

5,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	7914-7924 18th Avenue	\$6,065,000	Bensonhurst	Multi-Family	29
2	5811 8th Avenue	\$4,600,000	Sunset Park	Mixed Use	3
3	5313 13th Avenue	\$2,200,000	Borough Park	Mixed Use	4
4	6601 20th Avenue	\$2,200,000	Bensonhurst	Mixed Use	6
5	8727 4th Avenue & 409 88th Street	\$2,100,000	Bay Ridge	Mixed Use	6
6	2036 68th Street	\$1,850,000	Bensonhurst	Multi-Family	4
7	1246 74th Street	\$1,790,000	Dyker Heights	Multi-Family	4
8	6507 14th Avenue	\$1,700,000	Bensonhurst	Mixed Use	6
9	6928 5th Avenue	\$1,600,000	Bay Ridge	Mixed Use	3
10	640 72nd Street	\$1,585,000	Bay Ridge	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



7914-7924 18TH AVENUE



5811 8TH AVENUE



5313 13TH AVENUE



6601 20TH AVENUE

SOUTHWEST BROOKLYN

OCTOBER 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - October 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 SEPTEMBER 2022

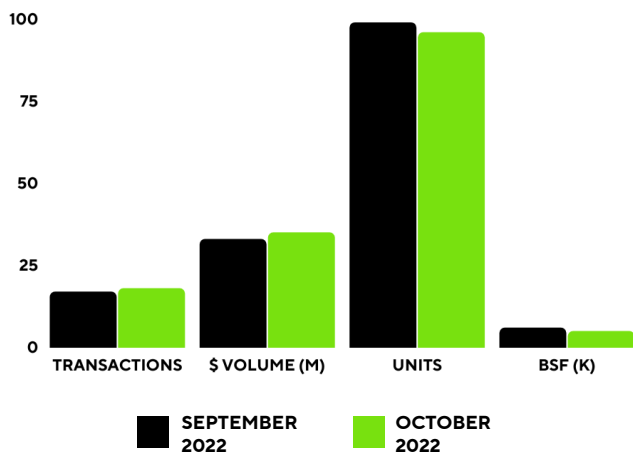
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	17	\$33,302,250	99	6,000
OCTOBER 2022	18	\$35,633,000	96	5,000
% of CHANGE	↑ +6% MoM	↑ +7% MoM	↓ -3% MoM	↓ -17% MoM

YEAR OVER YEAR

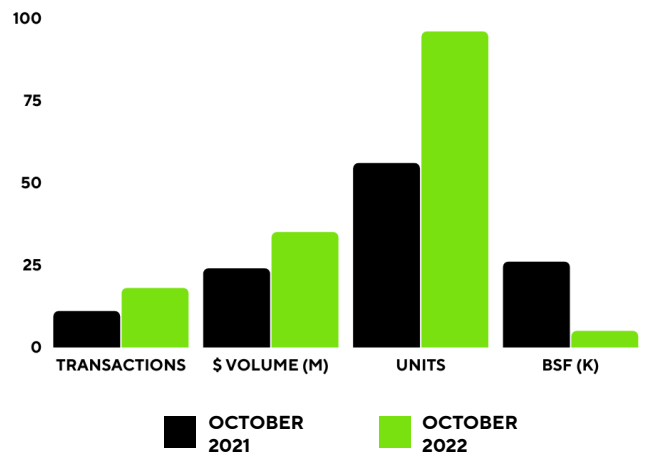
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	11	\$24,510,000	56	26,129
OCTOBER 2022	18	\$35,633,000	96	5,000
% of CHANGE	↑ +64% YoY	↑ +45% YoY	↑ +71% YoY	↓ -81% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team For More Information

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SOUTHWEST BROOKLYN OCTOBER 2022 REPORT

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