

Brooklyn Investment Sales Transactions

First Half 2022 Market Report

Brooklyn Investment Sales transactions in the first half of 2022 showed stability and strength with a total dollar volume of almost \$5 Billion, on-par with what we saw in 6-month period prior in 2021.

The velocity of transactions saw a 4% decrease, from 820 in the second half of 2021 to 790 in the first half of this year, reflecting an average transaction size in Brooklyn in first half of 2022 of \$6.28M.

On a quarterly basis, the total dollar volume increased in O2 2022, 41% quarter over quarter. Additionally, a significant dollar volume rebound occurred across all asset types year over year, with industrial jumping 352% from \$204M in H1 2021 to \$921M in H1 2022; multifamily rising 261% from \$374M to \$1.35B; mixed-use increasing 168% from \$380M to \$1B; retail rising 86% from \$170M to \$317M; office increasing 43% from \$82M to \$117M; residential development growing 90% from \$301M to \$572M; and other/special use jumping 120% from \$305M to \$671M.

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Brooklyn continues to be a strong anchor of the New York City investment sales market with robust dollar volume across all asset types. \$5 billion of deals in a 6-month period, for two consecutive 6 months periods is a big deal and was last seen in 2015.

> Ofer Cohen Founder/CEO



\$2,061,306,826 Total Dollar Volume

\$2,901,842,374 Total Dollar Volume

Top 3 Transactions







Report Highlights





TerraCRG analyzed Brooklyn investment sales transactions categorized into seven regions, color coded throughout the report. Each abbreviated region name includes the below listed neighborhoods.

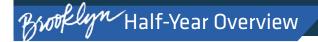




Brooklyn Investment Sales Transactions

Dollar and Transaction Volume by Asset Class and Region

Region	Multifami	y Mixed	Mixed-Use		Retail		Industrial		Office		Development		Special Use		Total	
	# of transactio	ns # of trans	# of transactions		# of transactions											
Central Brooklyn	\$389,967,500	\$109,810,52	5 61	\$61,661,000	19	\$28,070,000	12	\$8,400,000	4	\$119,578,244	12	\$40,971,000	9	\$758,458,269	154	
East Brooklyn	\$8,213,000	4 \$28,654,74	23	\$17,435,000	3	\$279,097,600	6	\$-	0	\$33,858,000	17	\$8,415,000	2	\$375,673,340	55	
Greater Downtown Brooklyn	\$431,969,350	8 \$467,843,40	5 42	\$29,135,000	6	\$400,260,000	7	\$-	0	\$72,059,735	10	\$351,200,000	6	\$1,752,467,490	109	
North Brooklyn	\$264,142,526	\$116,410,00	29	\$46,752,850	4	\$108,220,026	11	\$85,470,879	3	\$203,962,870	20	\$46,889,327	5	\$871,848,478	107	
North-Central Brooklyn	\$172,277,855	51 \$112,682,35	1 65	\$32,300,000	10	\$64,670,000	7	\$3,100,000	1	\$120,046,602	28	\$34,775,975	5	\$539,852,783	177	
South Brooklyn	\$16,770,000	6 \$52,234,00) 27	\$89,885,000	19	\$4,597,625	4	\$14,898,115	4	\$10,300,000	6	\$23,810,000	5	\$212,494,740	71	
West Brooklyn	\$64,553,600	9 \$129,277,50	0 65	\$39,800,000	8	\$36,023,000	6	\$4,990,000	2	\$12,410,000	5	\$165,300,000	2	\$452,354,100	117	
2022 H1 Volume	\$1,347,893,831 2	10 \$1,016,912,5	21 312	\$316,968,850	69	\$920,938,251	53	\$116,858,994	14	\$572,215,451	I 98	\$671,361,302	34	\$4,963,149,200	790	
2021 H2 Volume	\$1,156,672,642	01 \$1,675,632,50	0 321	\$238,959,526	65	\$683,368,550	70	\$208,815,000	21	\$720,500,902	113	\$321,324,078	29	\$5,005,273,198	820	
H/H Percent Change	17% 4	% -39%	-3%	33%	6%	35% -	24%	-44% -	33%	-21%	-13%	109%	17%	-1%	-4%	
2021 H1 Volume	\$373,799,857	15 \$379,516,45	9 179	\$170,169,556	47	\$203,674,750	38	\$81,504,999	9	\$301,042,639	80	\$304,527,401	30	\$1,814,235,661	498	
Y/Y Percent Change	261% 83	% 168%	74%	86%	47%	352%	39%	43%	56%	90%	23%	120%	13%	174%	59%	
2022 Q2 Volume	\$861,779,165 1	29 \$650,718,74	0 150	\$132,633,850	36	\$686,623,251	25	\$80,268,994	- 5	\$253,252,375	42	\$236,566,000	12	\$2,901,842,374	399	
2022 Q1 Volume	\$486,114,666	81 \$366,193,78	162	\$184,335,000	33	\$234,315,000	28	\$36,590,000	9	\$318,963,076	56	\$434,795,302	22	\$2,061,306,826	391	
Q/Q Percent Change	77% 59	% 78%	-7%	-28%	9%	193%	-11%	119%	44%	-21%	-25%	-46% -	45%	41%	2%	



\$4,963,149,200

First Half 2022 Total Dollar Volume

790First Half 2022 Total Transaction Volume

174% †
First Half 2022 vs First Half 2021 Total Dollar Volume



