

Mixed-Use Building Transactions



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“ Investors demand for mixed-use assets was remarkable despite challenges with price discovery and high interest rates. Total transaction volume increased 18% year-over-year and decreased 22% in the second half of 2022 compared to the first half of the year. Over \$1B worth of mixed-use assets traded hands this year in the greater downtown area, highlighting sustained demand for retail and multifamily assets that offer a live-work-play dynamic in transit corridors. ”

590 verified mixed-use transactions

totaling

4.5M SF

\$2.2B

approximate total dollar volume

The West Brooklyn Region had the highest recorded transactions at

125

The highest total dollar volume was in the Greater Downtown Region at approximately

\$1B

Top 5 Mixed-Use Transactions of 2022 By Dollar Volume

38 Sixth Ave & 535 Carlton Ave	Prospect Heights	\$314,531,281
80 Dekalb Ave	Fort Greene	\$190,000,000
22 Chapel St	Downtown Brooklyn	\$134,000,000
55 Hope St	Williamsburg	\$80,000,000
120 Union Ave	East Williamsburg	\$76,775,000



The largest mixed-use transaction in 2022 was 38 Sixth Ave & 535 Carlton Ave, located in Prospect Heights. The two new construction buildings have a total of 600 residential units and 11 commercial units and was purchased by Avanath Capital Management.

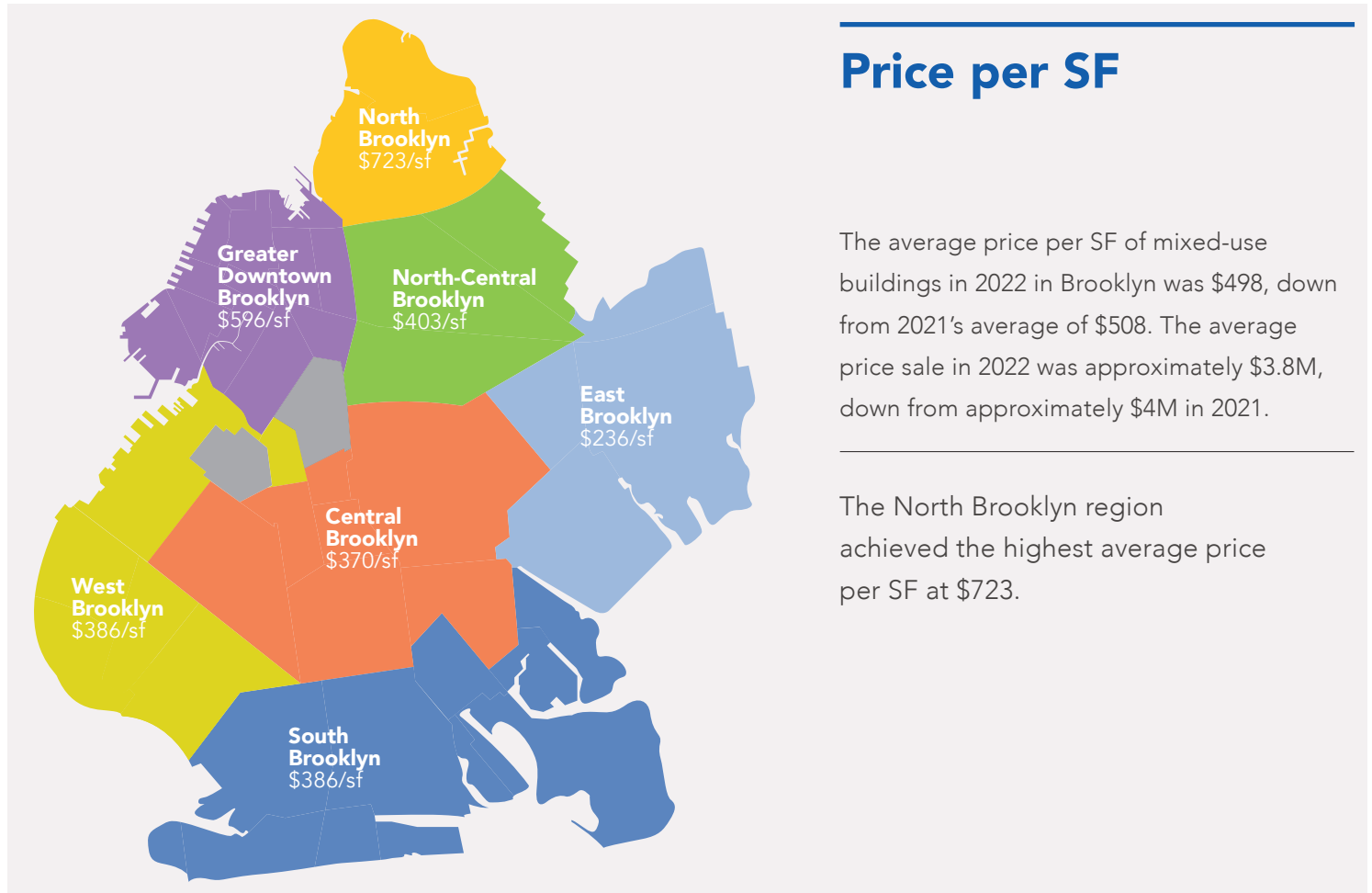
Mixed-Use

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction	Total Units	Total SF	Avg. PPSF*
Central Brooklyn	Borough Park	\$53,999,950	27	\$1,999,998	121	108,287	\$499
	East Flatbush	\$46,521,240	31	\$1,500,685	175	155,214	\$300
	Flatbush	\$24,415,000	13	\$1,878,077	70	66,875	\$365
	Flatlands	\$5,489,999	7	\$784,286	17	16,440	\$334
	Kensington	\$15,360,000	6	\$2,560,000	31	33,914	\$453
	Lefferts Gardens	\$14,168,067	9	\$1,574,230	47	49,792	\$285
	Midwood	\$31,784,370	19	\$1,672,862	85	89,231	\$356
	Prospect Park South	\$2,397,750	2	\$1,198,875	4	5,358	\$448
	Total/Average	\$194,136,376	114	\$1,702,951	550	525,111	\$370
East Brooklyn	Brownsville	\$15,490,000	8	\$1,936,250	88	95,528	\$162
	Canarsie	\$5,974,500	7	\$853,500	19	19,878	\$301
	Cypress Hills	\$5,879,500	6	\$979,917	26	21,910	\$268
	East New York	\$29,096,128	26	\$1,119,082	120	101,448	\$287
	Total/Average	\$56,440,128	47	\$1,200,854	253	238,764	\$236
Greater Downtown Brooklyn	Boerum Hill	\$20,150,000	6	\$3,358,333	36	30,980	\$650
	Brooklyn Heights	\$3,400,000	1	\$3,400,000	4	3,795	\$896
	Carroll Gardens	\$17,852,724	7	\$2,550,389	39	35,540	\$502
	Clinton Hill	\$17,560,000	7	\$2,508,571	37	35,693	\$492
	Cobble Hill	\$80,847,657	8	\$10,105,957	86	183,979	\$439
	Downtown	\$134,000,000	1	\$134,000,000	183	170,743	\$785
	DUMBO	\$7,850,000	1	\$7,850,000	24	27,448	\$286
	Fort Greene	\$7,850,000	1	\$7,850,000	402	27,448	\$580
	Gowanus	\$213,325,000	6	\$35,554,167	25	367,721	\$554
	Park Slope	\$13,538,000	6	\$2,256,333	223	24,441	\$781
	Prospect Heights	\$159,908,500	30	\$5,330,283	633	204,758	\$560
	Red Hook	\$327,625,281	5	\$65,525,056	11	584,778	\$598
	Total/Average	\$1,004,472,162	81	\$12,400,891	1,703	1,683,958	\$596
North Brooklyn	East Williamsburg	\$718,673	23	\$6,146,977	232	192,333	\$735
	Greenpoint	\$383,235	14	\$3,540,000	86	75,354	\$658
	Williamsburg	\$755,322	24	\$8,718,828	250	285,829	\$732
	Total/Average	\$400,192,334	61	\$6,560,530	568	553,516	\$723
North-Central Brooklyn	Bedford-Stuyvesant	\$120,227,587	42	\$2,862,562	268	275,128	\$437
	Bushwick	\$53,576,833	27	\$1,984,327	136	136,789	\$392
	Crown Heights	\$40,762,010	25	\$1,630,480	104	95,977	\$425
	Crown Heights South	\$10,200,000	5	\$2,040,000	38	35,375	\$288
	Ocean Hill	\$11,742,055	11	\$1,067,460	44	44,240	\$265
	Total/Average	\$236,508,486	110	\$2,150,077	590	587,509	\$403
South Brooklyn	Bergen Beach	\$2,020,000	2	\$1,628,800	6	17,578	\$317
	Brighton Beach	\$25,800,000	7	\$1,628,800	64	17,578	\$348
	Coney Island	\$2,500,000	1	\$1,200,000	5	14,541	\$332
	Gravesend	\$24,150,000	16	\$1,509,375	68	52,486	\$460
	Manhattan Beach	\$4,000,000	1	\$4,000,000	4	53,926	\$595
	Marine Park	\$7,706,500	8	\$963,313	27	21,100	\$304
	Sheepshead Bay	\$35,400,328	17	\$2,082,372	88	90,730	\$390
		Total/Average	\$101,576,828	52	\$1,953,401	262	263,432
West Brooklyn	Bath Beach	\$19,576,000	11	\$1,779,636	40	45,097	\$434
	Bay Ridge	\$52,470,000	25	\$2,098,800	164	170,256	\$308
	Bensonhurst	\$47,897,250	32	\$1,496,789	117	109,432	\$438
	Dyker Heights	\$27,361,000	15	\$1,824,067	72	70,756	\$387
	Fort Hamilton	\$19,959,873	6	\$3,326,646	91	65,448	\$305
	Greenwood Heights	\$8,560,000	5	\$1,712,000	18	17,542	\$488
	Sunset Park	\$75,299,380	30	\$2,509,979	197	175,391	\$429
	Windsor Terrace	\$2,325,000	1	\$2,325,000	4	3,507	\$663
	Total/Average	\$253,448,503	125	\$2,027,588	703	657,429	\$386
Brooklyn Wide		\$2,246,774,817	590	\$3,808,093	4,629	4,509,719	\$498

This study shows Brooklyn commercial mixed-use building transactions for 2022, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of transactions, average transaction price, total units, total square footage sold and average price per SF.

* Price per Square Foot

Mixed-Use



Transactions & Dollar Volume

