

# Special Use Asset Transactions



Andrew Manasia  
Senior Associate

“The transaction volume of Special Use assets increased 13% year-over-year. Despite the uptick in transaction volume this year, dollar volume activity dipped 26% in the second half of 2022 compared to the first half of the year.”

**84** verified other/special asset transactions

**\$706M**

approximate total dollar volume

The Central Brooklyn Region had the most recorded transactions at

**23**

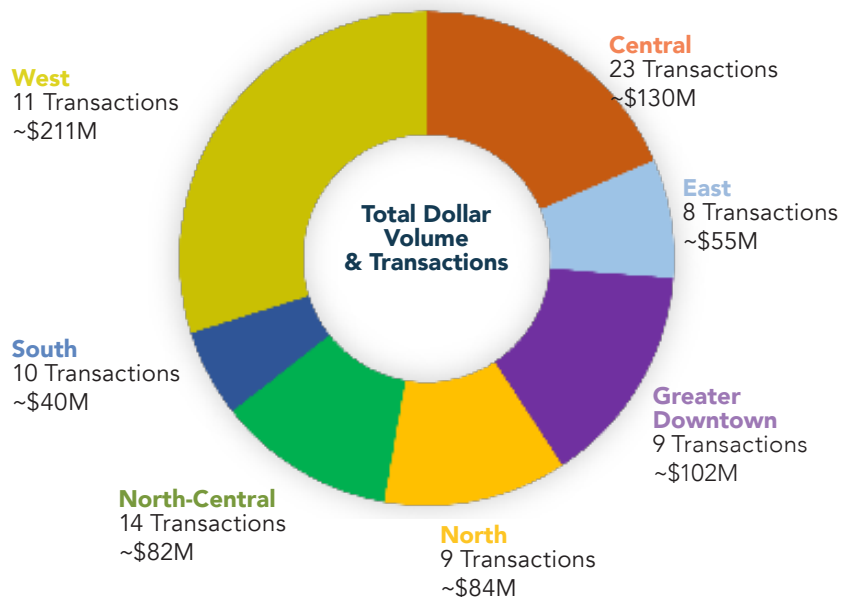
The region with the highest dollar volume was West Brooklyn, with approximately

**\$211M**

in transactions

## Top 5 Special Use Asset Transactions 2022 By Dollar Volume

<b>699 92nd St</b>	Fort Hamilton	\$160,000,000
<b>Tilden Hall - 2520 Tilden Ave</b>	East Flatbush	\$46,900,000
<b>62 Hanson Pl</b>	Fort Greene	\$42,600,000
<b>660 Louisiana Ave</b>	East NY	\$40,441,896
<b>21-35 Delavan St</b>	Red Hook	\$32,000,000



## Special Use Assets

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction
<b>Central Brooklyn</b>	Borough Park	\$40,310,829	8	\$5,038,854
	East Flatbush	\$70,847,000	11	\$6,440,636
	Kensington	\$2,300,000	1	\$2,300,000
	Lefferts Garden	\$2,101,000	1	\$2,101,000
	Midwood	\$15,025,000	2	\$7,512,500
	<b>Total/Average</b>	<b>\$130,583,829</b>	<b>23</b>	<b>\$5,677,558</b>
<b>East Brooklyn</b>	Brownsville	\$365,000	1	\$365,000
	Canarsie	\$3,000,000	2	\$1,500,000
	East NY	\$51,606,896	5	\$10,321,379
	<b>Total/Average</b>	<b>\$54,971,896</b>	<b>8</b>	<b>\$6,871,487</b>
<b>Greater Downtown Brooklyn</b>	Clinton Hill	\$8,250,000	1	\$8,250,000
	Fort Greene	\$52,250,000	3	\$17,416,667
	Gowanus	\$7,600,000	2	\$3,800,000
	Prospect Heights	\$1,850,000	1	\$1,850,000
	Redhook	\$32,300,000	2	\$16,150,000
	<b>Total/Average</b>	<b>\$102,250,000</b>	<b>9</b>	<b>\$11,361,111</b>
<b>North Brooklyn</b>	East Williamsburg	\$32,764,327	7	\$4,680,618
	Williamsburg	\$52,000,000	2	\$26,000,000
	<b>Total/Average</b>	<b>\$84,764,327</b>	<b>9</b>	<b>\$9,418,259</b>
<b>North-Central Brooklyn</b>	Bedford-Stuyvesant	\$17,100,000	2	\$8,550,000
	Bushwick	\$36,023,871	6	\$6,003,979
	Crown Heights	\$28,940,975	6	\$4,823,496
	<b>Total/Average</b>	<b>\$82,064,846</b>	<b>14</b>	<b>\$5,861,775</b>
<b>South Brooklyn</b>	Brighton Beach	\$10,235,000	2	\$5,117,500
	Gerristen Beach	\$208,000	1	\$208,000
	Gravesend	\$2,525,000	3	\$841,667
	Mill Basin	\$14,000,000	1	\$14,000,000
	Sheepshead Bay	\$13,475,000	3	\$4,491,667
	<b>Total/Average</b>	<b>\$40,443,000</b>	<b>10</b>	<b>\$4,044,300</b>
<b>West Brooklyn</b>	Bay Ridge	\$1,999,000	1	\$1,999,000
	Bensonhurst	\$1,400,000	1	\$1,400,000
	Fort Hamilton	\$160,000,000	1	\$160,000,000
	Greenwood Heights	\$935,000	1	\$935,000
	Sunset Park	\$46,712,508	7	\$6,673,215
	<b>Total/Average</b>	<b>\$211,046,508</b>	<b>11</b>	<b>\$19,186,046</b>
<b>Brooklyn Wide</b>		<b>\$706,124,407</b>	<b>84</b>	<b>\$8,406,243</b>

This study shows Brooklyn commercial other/special asset 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 square footage sold and average price per SF.