

An aerial photograph of a city, likely New York City, showing a large highway interchange with multiple lanes of traffic. A large, dense park area with many trees is situated in the center of the image. Surrounding the park and highway are various city buildings, including several tall skyscrapers. The sky is filled with large, white clouds.

SOUTHWEST BROOKLYN MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN FEBRUARY 2023 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$24.62M

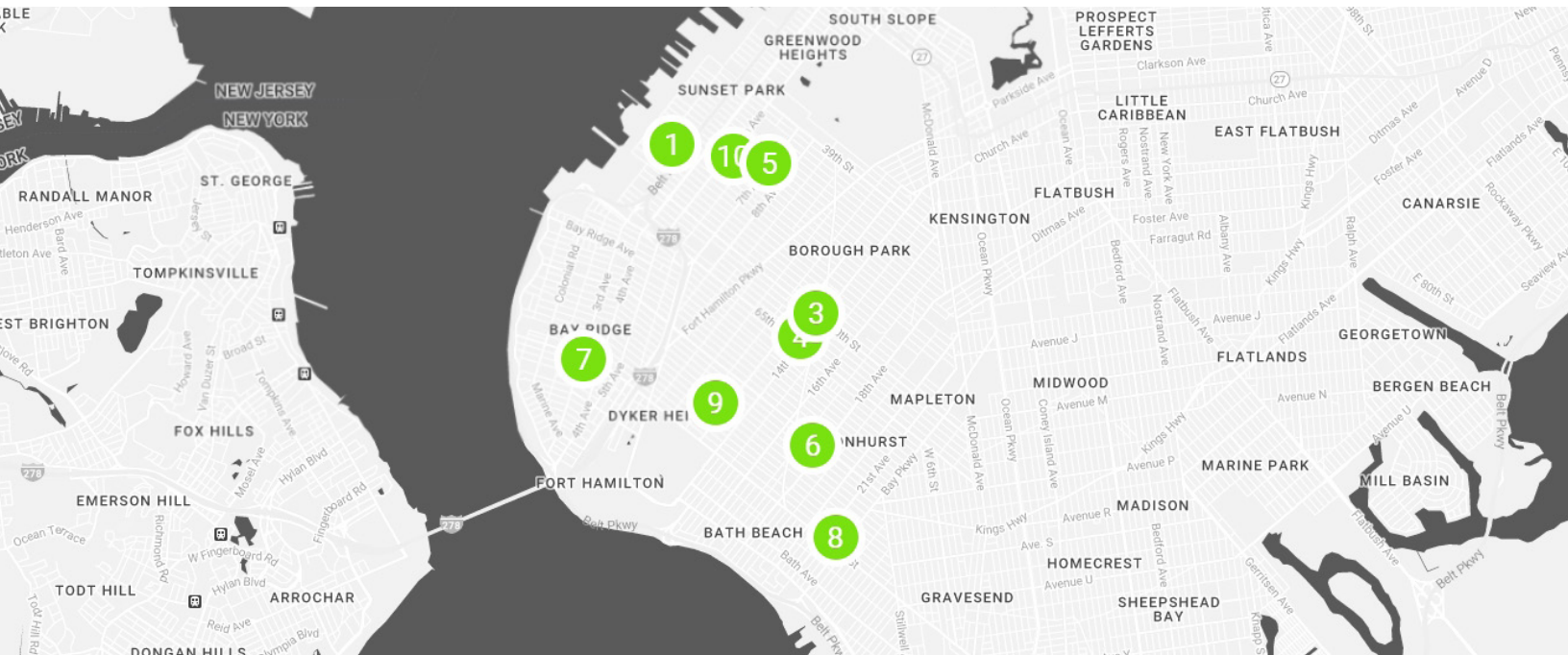
\$ VOLUME SOLD

49

UNITS SOLD

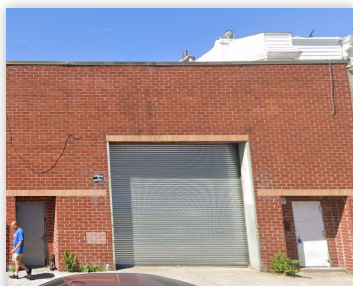
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BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	238-244 53rd Street	\$6,300,000	Sunset Park	Industrial	3
2	7107-7111 5th Avenue	\$3,200,000	Bay Ridge	Mixed Use	5
3	1355-1357 60th Street	\$2,825,000	Borough Park	Industrial	4
4	1134 64th Street	\$2,020,000	Borough Park	Multi-Family	4
5	4604 7th Avenue	\$1,800,000	Sunset Park	Mixed Use	3
6	1755 76th Street	\$1,775,000	Bensonhurst	Multi-Family	4
7	308 86th Street	\$1,500,000	Bay Ridge	Mixed Use	6
8	2141 85th Street	\$1,500,000	Bensonhurst	Multi-Family	5
9	318 80th Street	\$1,420,000	Bay Ridge	Multi-Family	6
10	519 49th Street	\$1,200,000	Sunset Park	Multi-Family	8

SELECT SALES ACTIVITY ABOVE



238-244 53RD ST



7107-7111 5TH AVE



1355-1357 60TH ST



1134 64TH ST

SOUTHWEST BROOKLYN

FEBRUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2023 - FEBRUARY 28, 2023

Zip Codes: 11223, 11224, 11229, 11234, 11235

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

MONTH OVER MONTH

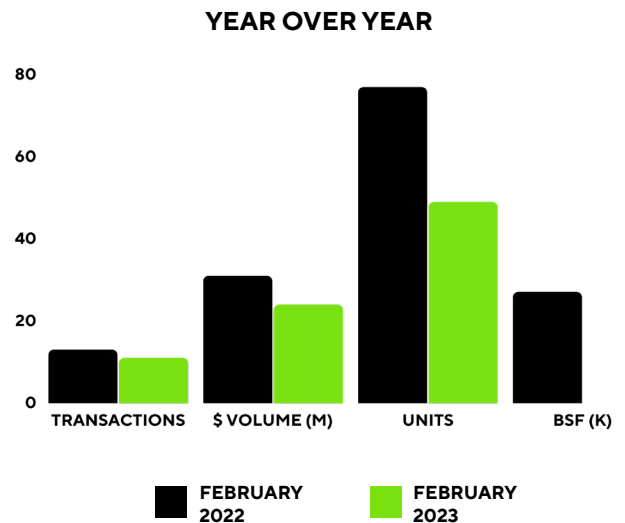
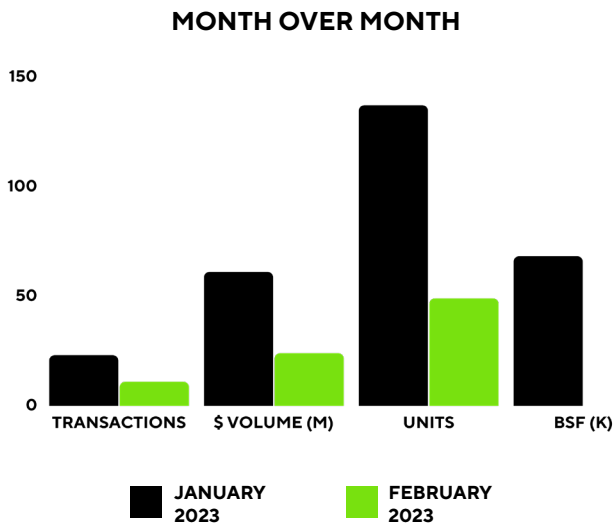
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	23	\$61,741,000	137	6,820
FEBRUARY 2023	11	\$24,620,000	49	0
% of CHANGE	↓ -52% MoM	↓ -60% MoM	↓ -64% MoM	↓ -100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	13	\$31,464,000	77	27,300
FEBRUARY 2023	11	\$24,620,000	49	0
% of CHANGE	↓ -15% YoY	↓ -22% YoY	↓ -36% YoY	↓ -100% YoY



Contact the Southwest Brooklyn Team For More Information

DEREK BESTREICH
718.360.8802

LUKE SPROVIERO
718.360.8803

ADAM LOBEL
718.360.8815

TOBY WARING
718.360.8837



SOUTHWEST BROOKLYN FEBRUARY 2023 REPORT

THE SOUTHWEST BROOKLYN TEAM

**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