



SOUTHWEST BROOKLYN MARKET REPORT

JANUARY 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN JANUARY 2023 COMPLETE MARKET METRICS

23

TRANSACTIONS SOLD

\$61.74M

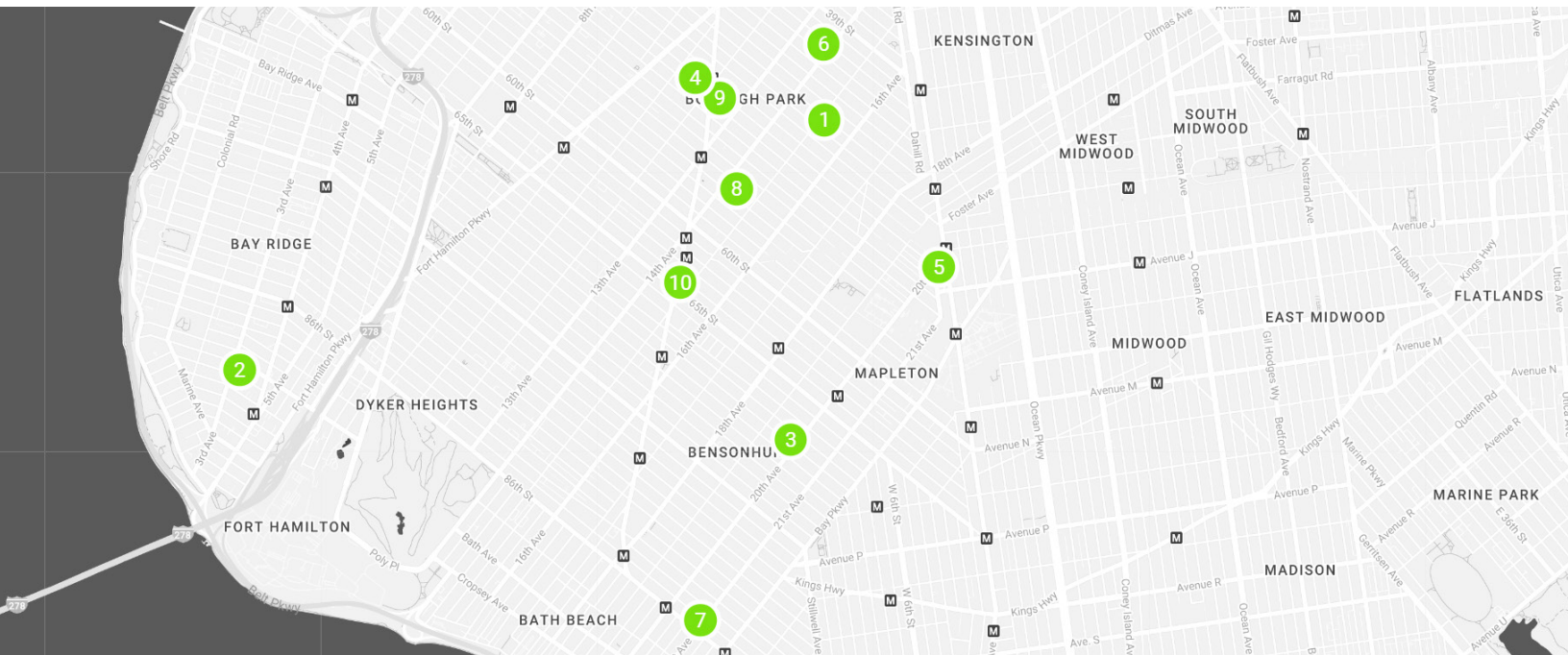
\$ VOLUME SOLD

137

UNITS SOLD

6,820

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1502 46th Street	\$15,100,000	Borough Park	Mixed Use	17
2	315 93rd Street	\$6,500,000	Bay Ridge	Other	21
3	1965 Bay Ridge Avenue	\$4,500,000	Bensonhurst	Multi-Family	27
4	1146 50th Street	\$3,200,000	Borough Park	Retail	2
5	4919 20th Avenue	\$3,100,000	Borough Park	Other	1
6	1370 41st Street	\$2,525,000	Borough Park	Multi-Family	4
7	8502 21st Avenue	\$2,350,000	Bensonhurst	Mixed Use	5
8	1426 55th Street	\$1,900,000	Borough Park	Development	*6,820 BSF
9	5001-5005 New Utrecht Avenue	\$1,900,000	Borough Park	Retail	3
10	6409-6411 New Utrecht Avenue	\$1,780,000	Borough Park	Industrial	3

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



1502 46TH ST



315 93RD ST



1965 BAY RIDGE AVE



1146 50TH ST

SOUTHWEST BROOKLYN

JANUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2023 - JANUARY 31, 2023

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

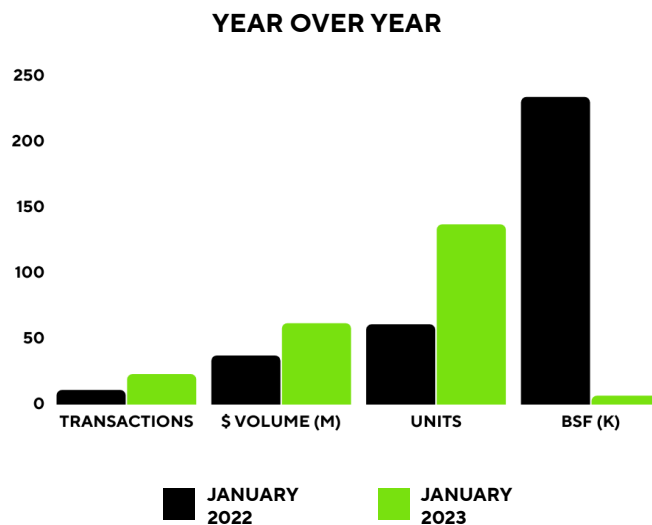
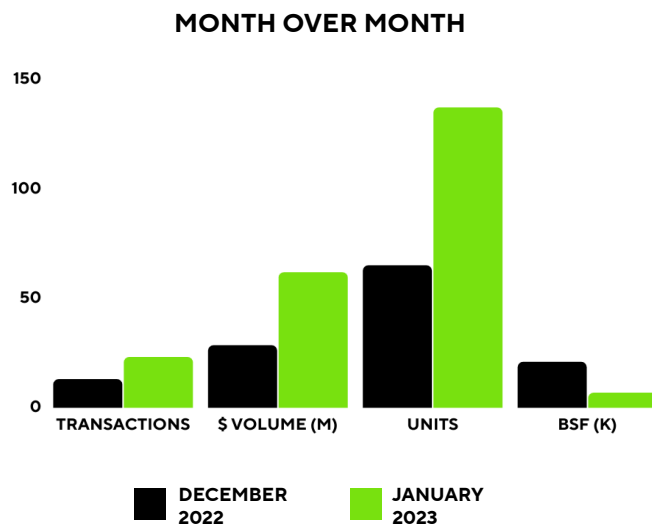
COMPARED TO DECEMBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	13	\$28,522,000	65	20,880
JANUARY 2023	23	\$61,741,000	137	6,820
% of CHANGE	↑ +77% MoM	↑ +116% MoM	↑ +111% MoM	↓ -67% MoM

YEAR OVER YEAR

COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	11	\$37,265,000	61	234,973
JANUARY 2023	23	\$61,741,000	137	6,820
% of CHANGE	↑ +109% YoY	↑ +66% YoY	↑ +125% YoY	↓ -97% YoY



Contact the Southwest Brooklyn Team For More Information

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