

An aerial photograph of a city, likely New York City, showing a large park area (Central Park) in the center, surrounded by dense urban development. A multi-lane highway (FDR Expressway) runs diagonally across the lower half of the image. The sky is filled with dramatic, dark clouds. The text 'SOUTHWEST BROOKLYN MARKET REPORT' is overlaid in white on a black rectangular background in the upper left. The date 'APRIL 2023' is overlaid in white on a green rectangular background in the center. The company name 'INVESTMENT PROPERTY REALTY GROUP' is overlaid in white at the bottom.

SOUTHWEST BROOKLYN MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN APRIL 2023 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$23.54M

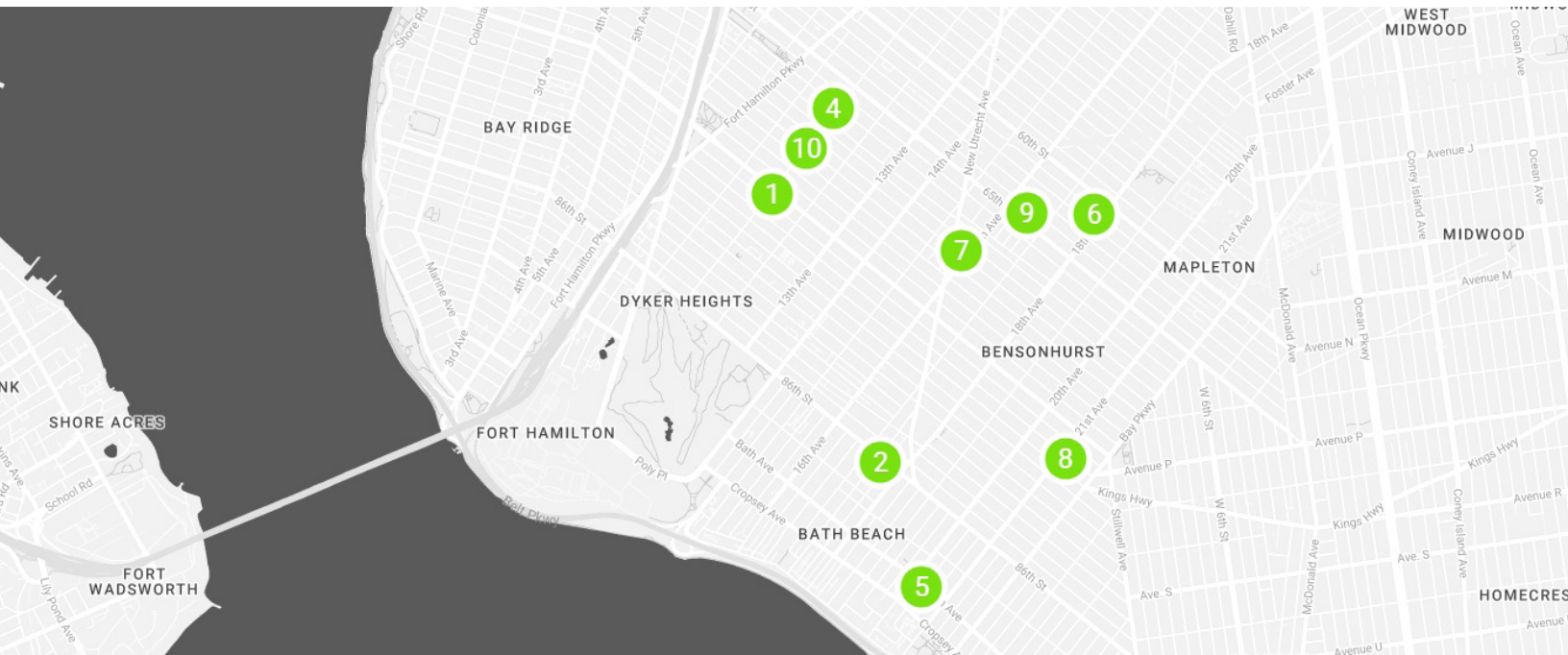
\$ VOLUME SOLD

45

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1102 Bay Ridge Parkway	\$1,860,000	Dyker Heights	Mixed Use	3
2	1730 86th Street	\$1,505,000	Bath Beach	Mixed Use	2
3	716 57th Street	\$1,500,000	Sunset Park	Mixed Use	3
4	6706 11th Avenue	\$1,300,000	Dyker Heights	Mixed Use	3
5	2024 Bath Avenue	\$1,200,000	Bath Beach	Mixed Use	3
6	1772 61st Street	\$5,000,000	Borough Park	Multi-Family	6
7	1569 70th Street	\$2,218,000	Bensonhurst	Multi-Family	5
8	2110 77th Street	\$2,050,000	Bensonhurst	Multi-Family	4
9	1644 64th Street	\$1,810,000	Borough Park	Multi-Family	4
10	1735 71st Street	\$1,775,000	Bensonhurst	Multi-Family	4

SELECT SALES ACTIVITY ABOVE



1102 BAY RIDGE



1730 86TH ST



716 57TH ST



6706 11TH AVE

SOUTHWEST BROOKLYN

APRIL 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **APRIL 1, 2023 - APRIL 30, 2023**

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

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

MONTH OVER MONTH

COMPARED TO MARCH 2023

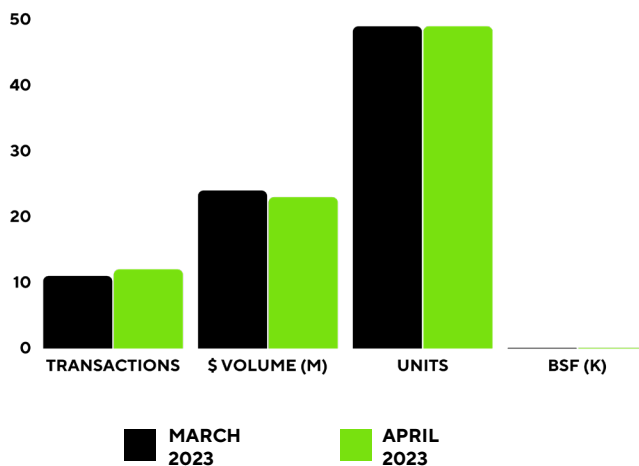
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	11	\$24,620,000	49	0
APRIL 2023	12	\$23,548,500	45	0
% of CHANGE	↑ +9% MoM	↓ -4% MoM	↓ -8% MoM	0% MoM

YEAR OVER YEAR

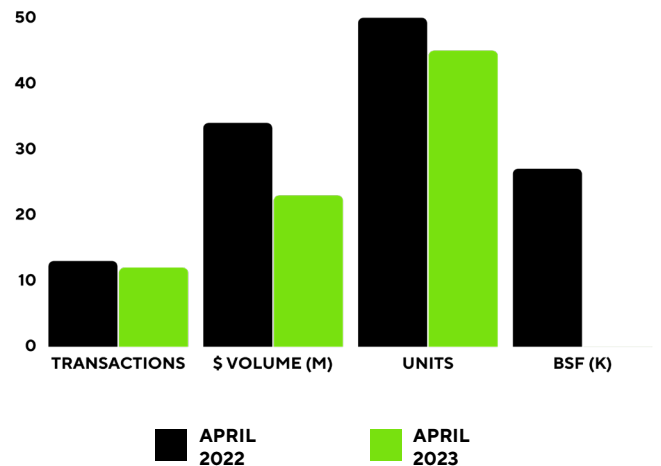
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	13	\$34,508,000	50	27,300
APRIL 2023	12	\$23,548,500	45	0
% of CHANGE	↓ -8% YoY	↓ -32% YoY	↓ -10% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team For More Information

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SOUTHWEST BROOKLYN APRIL 2023 REPORT

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