

An aerial photograph of South West Brooklyn, showing a multi-lane highway with traffic, surrounded by dense urban development, including various high-rise and mid-rise buildings, and a large green park area in the center. The sky is overcast with heavy clouds.

# **SOUTHWEST BROOKLYN MARKET REPORT**

**MAY 2023**

**INVESTMENT PROPERTY REALTY GROUP**



## SOUTHWEST BROOKLYN MAY 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$11.90M

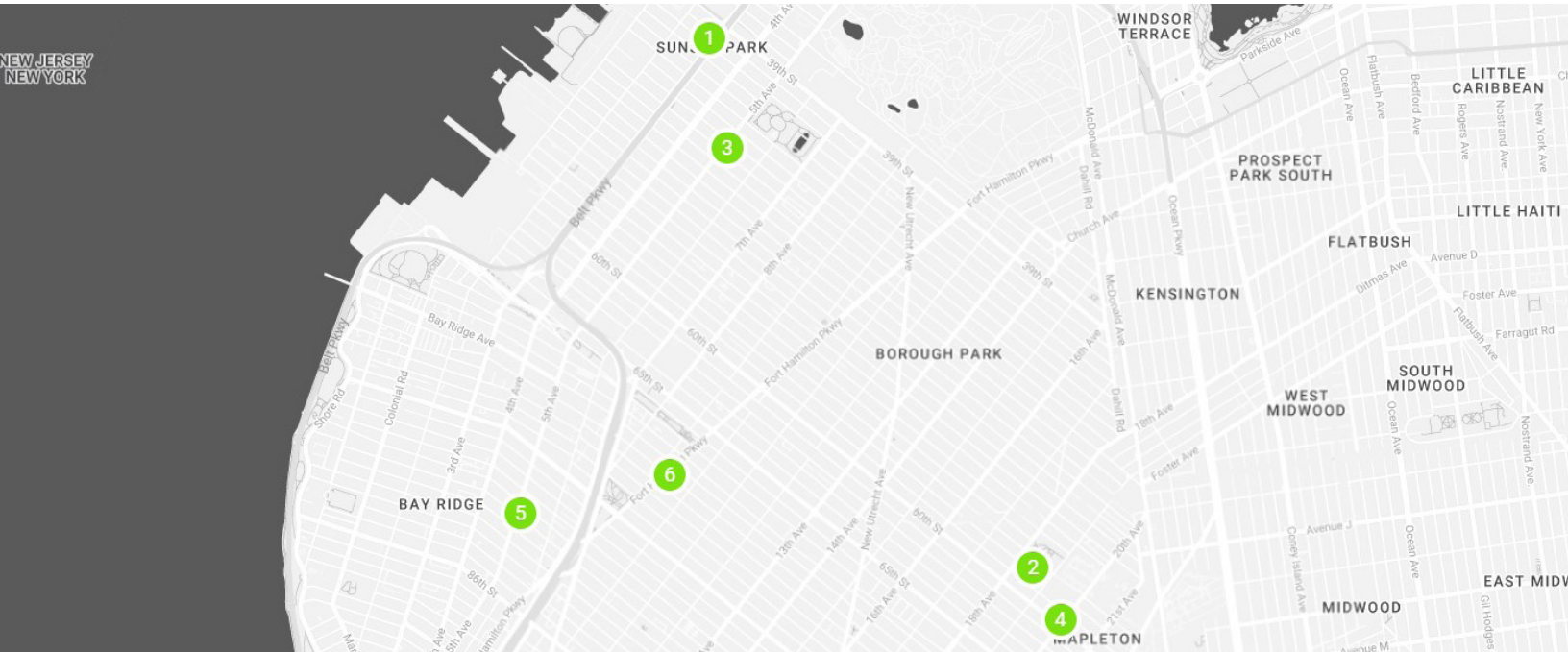
\$ VOLUME SOLD

17

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4014 3rd Avenue	\$3,100,000	Sunset Park	Industrial	1
2	1839 58th Street	\$2,090,000	Borough Park	Multi-Family	4
3	4617 5th Avenue	\$1,985,000	Sunset Park	Mixed Use	3
4	5916 20th Avenue	\$1,680,000	Borough Park	Mixed Use	2
5	7919 5th Avenue	\$1,525,000	Bay Ridge	Mixed Use	3
6	6923 Front Hamilton Parkway	\$1,524,000	Dyker Heights	Mixed Use	4



4014 3RD AVE



1839 58TH ST



4617 5TH AVE



5916 20TH AVE

# SOUTHWEST BROOKLYN

## MAY 2023 MARKET ANALYSIS

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

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

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

### MONTH OVER MONTH

COMPARED TO APRIL 2023

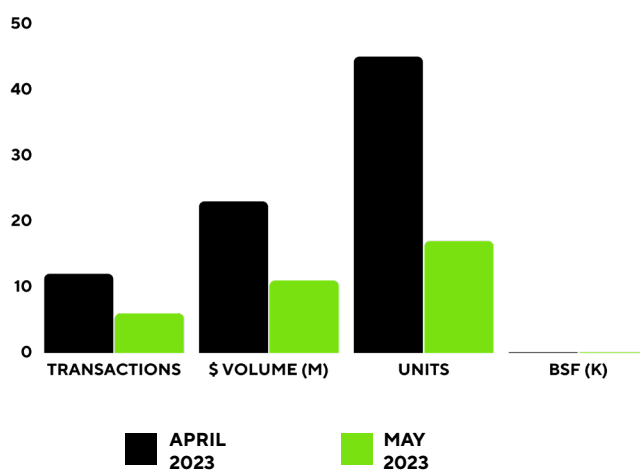
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	12	\$23,548,500	45	0
MAY 2023	6	\$11,904,000	17	0
% of CHANGE	↓ -50% MoM	↓ -49% MoM	↓ -62% MoM	0% MoM

### YEAR OVER YEAR

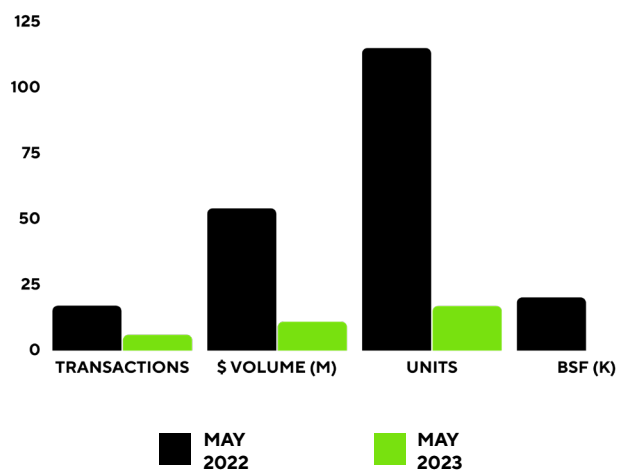
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	17	\$54,766,950	115	20,600
MAY 2023	6	\$11,904,000	17	0
% of CHANGE	↓ -65% YoY	↓ -78% YoY	↓ -85% YoY	↓ -100% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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# IPRG

## SOUTHWEST BROOKLYN MAY 2023 REPORT

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