

An aerial photograph of a city skyline, likely New York City, featuring a large green park area in the foreground and a dense cluster of skyscrapers in the background. The sky is filled with dramatic, dark clouds. A black rectangular box is overlaid on the upper left portion of the image, and a bright green rectangular box is overlaid on the upper right portion.

# **SOUTHWEST BROOKLYN MARKET REPORT**

**JULY 2023**

**INVESTMENT PROPERTY REALTY GROUP**



## SOUTHWEST BROOKLYN JULY 2023 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$23.44M

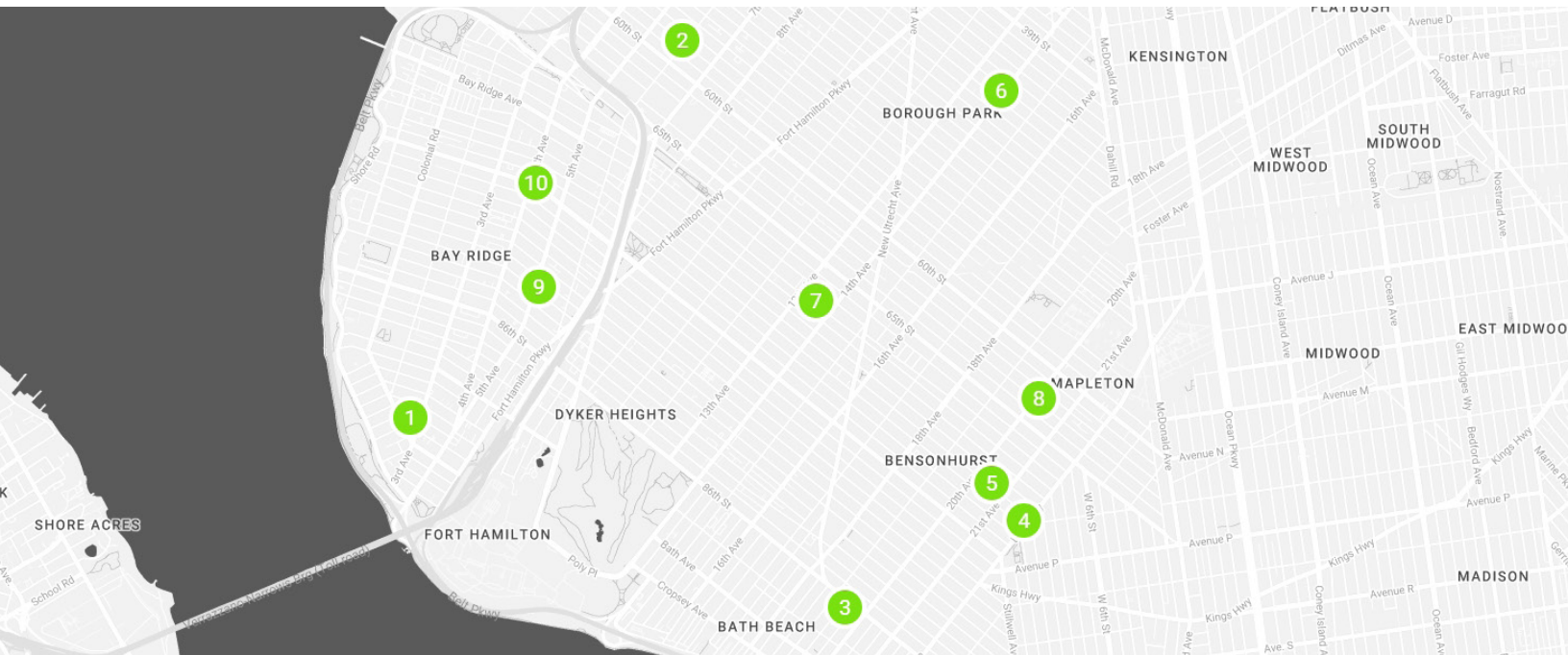
\$ VOLUME SOLD

61

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	244 96th Street	\$3,600,000	Bay Ridge	Multi-Family	20
2	5722 6th Avenue	\$2,295,000	Sunset Park	Mixed Use	4
3	67 Bay 22nd Street	\$1,970,000	Bath Beach	Multi-Family	4
4	7116 Bay Parkway	\$1,900,000	Bensonhurst	Mixed Use	3
5	2043 71st Street	\$1,880,000	Bensonhurst	Multi-Family	4
6	44-06 14th Avenue	\$1,800,000	Borough Park	Mixed Use	3
7	1339 68th Street	\$1,725,000	Dyker Heights	Multi-Family	4
8	6217 20th Avenue	\$1,605,350	Borough Park	Mixed Use	3
9	8119 5th Avenue	\$1,600,000	Bay Ridge	Mixed Use	3
10	4914 4th Avenue	\$1,450,000	Sunset Park	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



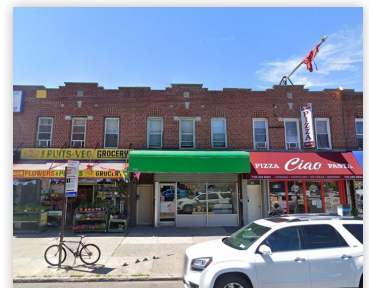
244 96TH ST



5722 6TH AVE



67 BAY 22ND ST



7116 BAY PKWY

# SOUTHWEST BROOKLYN

## JULY 2023 MARKET ANALYSIS

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

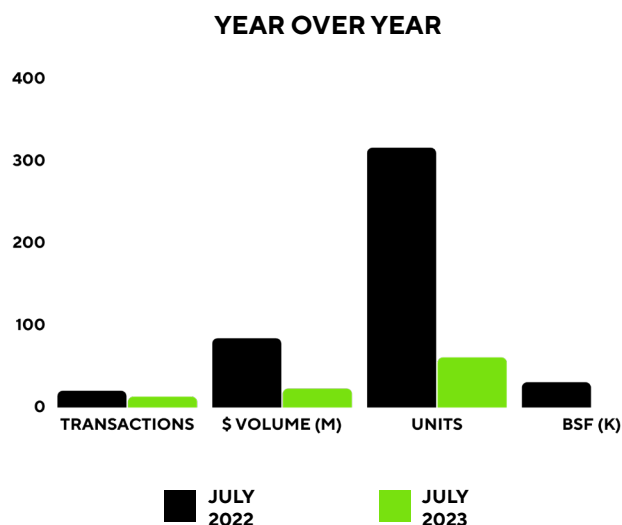
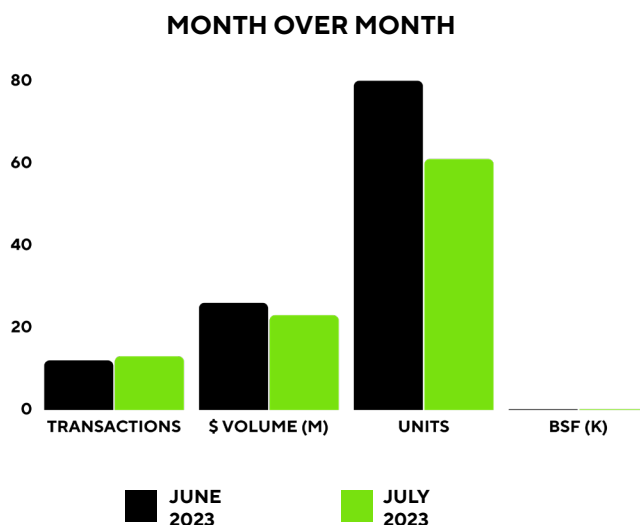
COMPARED TO JUNE 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	12	\$26,602,778	80	0
JULY 2023	13	\$23,445,350	61	0
% of CHANGE	↓ +8% MoM	↓ -12% MoM	↓ -24% MoM	0% MoM

### YEAR OVER YEAR

COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	20	\$84,335,000	316	30,000
JULY 2023	13	\$23,445,350	61	0
% of CHANGE	↓ -35% YoY	↓ -72% YoY	↓ -81% YoY	↓ -100% YoY



**Contact the Southwest Brooklyn Team for More Information**

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# IPRG

## SOUTHWEST BROOKLYN JULY 2023 REPORT

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