

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A multi-lane highway runs diagonally across the lower half of the image, with cars visible on it. To the right of the highway is a large, green park area with many trees. Several tall buildings are visible, including a prominent one on the right side. The sky is filled with clouds.

SOUTHWEST BROOKLYN MARKET REPORT

AUGUST 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN AUGUST 2023 COMPLETE MARKET METRICS

14

TRANSACTIONS SOLD

\$46.11M

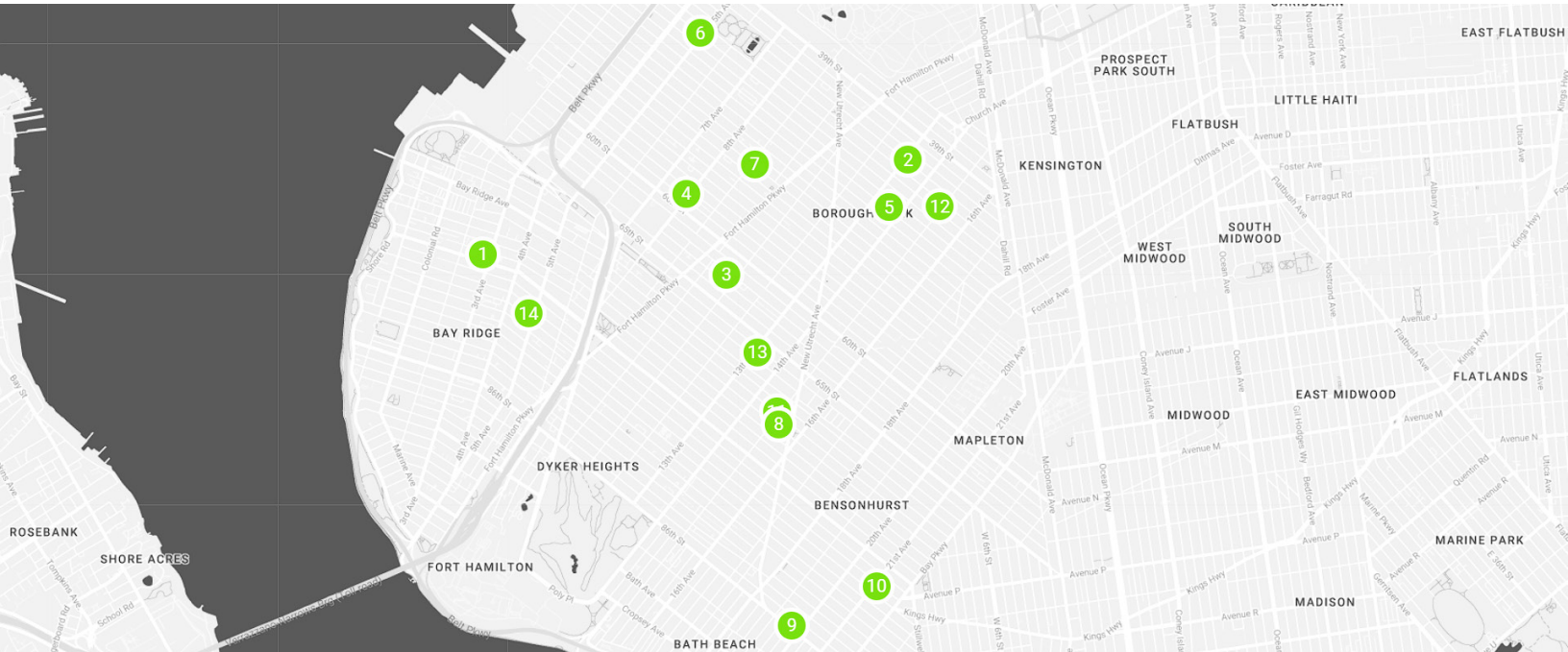
\$ VOLUME SOLD

128

UNITS SOLD

0

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|----|-----------------------|--------------|--------------|--------------|-------|
| 1 | 252 74th Street | \$13,500,000 | Bay Ridge | Multi-Family | 66 |
| 2 | 4113-4121 13th Avenue | \$8,400,000 | Borough Park | Mixed Use | 12 |
| 3 | 1058 62nd Street | \$3,600,000 | Borough Park | Multi-Family | 6 |
| 4 | 58-12 8th Avenue | \$3,200,000 | Sunset Park | Mixed Use | 3 |
| 5 | 1349 47th Street | \$2,275,000 | Borough Park | Mixed Use | 3 |
| 6 | 4424 5th Avenue | \$2,200,000 | Sunset Park | Mixed Use | 3 |
| 7 | 5125 9th Avenue | \$2,100,000 | Borough Park | Mixed Use | 3 |
| 8 | 15-13 71st Street | \$1,955,000 | Bensonhurst | Multi-Family | 4 |
| 9 | 1959 86th Street | \$1,760,000 | Bensonhurst | Mixed Use | 2 |
| 10 | 2106 77th Street | \$1,750,000 | Bensonhurst | Multi-Family | 4 |

SELECT SALES ACTIVITY ABOVE



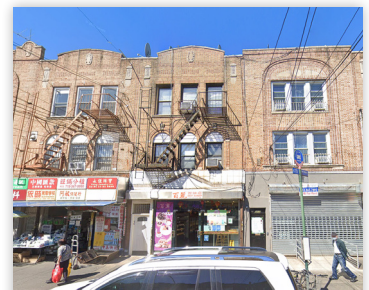
252 74TH ST



4113-4121 13TH AVE



1058 62ND ST



58-12 8TH AVE

SOUTHWEST BROOKLYN

AUGUST 2023 MARKET ANALYSIS

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

Zip Codes: 11204, 11209, 11214, 11218, 11219, 11220, 11232, 11228

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

MONTH OVER MONTH

COMPARED TO JULY 2023

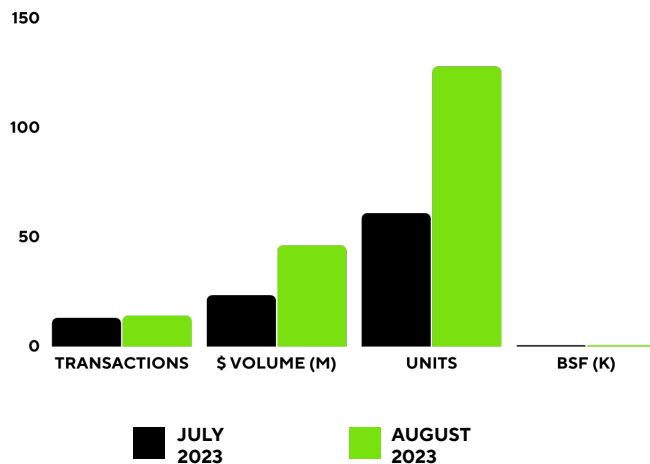
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|-------------|----------|
| JULY 2023 | 13 | \$23,445,350 | 61 | 0 |
| AUGUST 2023 | 14 | \$46,110,000 | 128 | 0 |
| % of CHANGE | ↑ +8% MoM | ↑ +97% MoM | ↑ +110% MoM | 0% MoM |

YEAR OVER YEAR

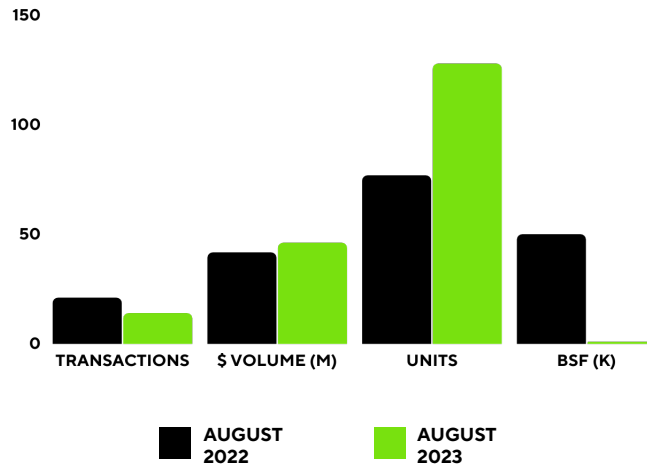
COMPARED TO AUGUST 2022

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|------------|-------------|
| AUGUST 2022 | 21 | \$41,693,880 | 77 | 5,000 |
| AUGUST 2023 | 14 | \$46,110,000 | 128 | 0 |
| % of CHANGE | ↓ -33% YoY | ↑ +11% YoY | ↑ +66% YoY | ↓ -100% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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SOUTHWEST BROOKLYN AUGUST 2023 REPORT

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