

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A multi-lane highway runs diagonally across the middle of the image, with a large, lush green park area situated between the highway and the surrounding city buildings. 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, and 'OCTOBER 2023' is overlaid in white on a green rectangular background in the upper center. The text 'INVESTMENT PROPERTY REALTY GROUP' is overlaid in white at the bottom of the image.

SOUTHWEST BROOKLYN MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN OCTOBER 2023 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$20.06M

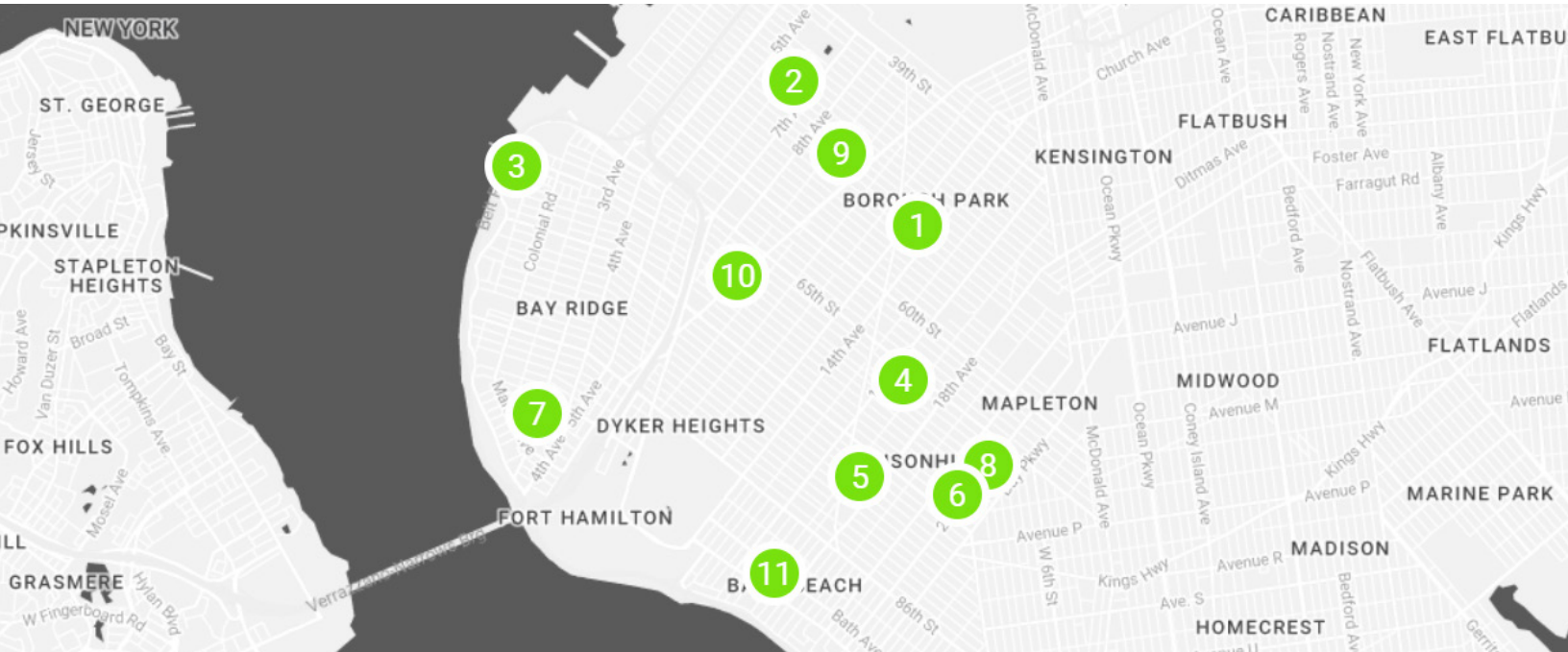
\$ VOLUME SOLD

38

UNITS SOLD

12,120

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1325 52nd Street	\$2,650,000	Borough Park	Mixed Use	4
2	621 48th Street	\$2,330,000	Sunset Park	Multi-Family	4
3	7001 Shore Road	\$2,100,000	Bay Ridge	Development	0
4	1644 66th Street	\$1,950,000	Bensonhurst	Multi-Family	4
5	1733 78th Street	\$1,850,000	Bensonhurst	Multi-Family	4
6	2061 73rd Street	\$1,800,000	Bensonhurst	Multi-Family	4
7	9406 3rd Avenue	\$1,735,000	Bay Ridge	Mixed Use	4
8	6724 21st Avenue	\$1,730,000	Bensonhurst	Multi-Family	4
9	931 51st Street	\$1,500,000	Borough Park	Multi-Family	4
10	6820 Fort Hamilton Parkway	\$1,280,000	Dyker Heights	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



1325 52ND ST



621 48TH ST



7001 SHORE RD



1644 66TH ST

SOUTHWEST BROOKLYN

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

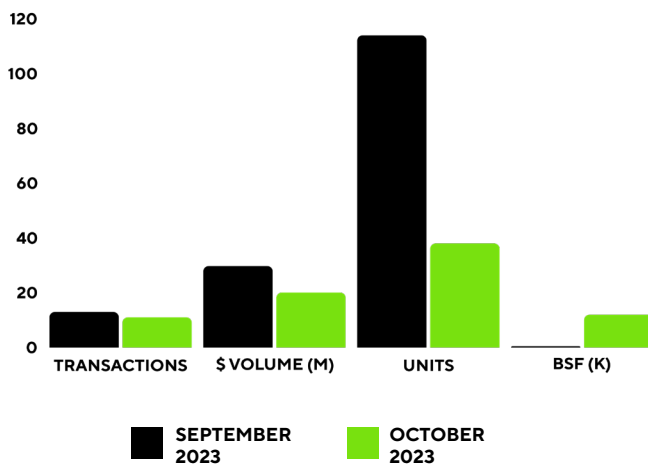
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	13	\$29,777,000	114	0
OCTOBER 2023	11	\$20,060,000	38	12,120
% of CHANGE	↓ -15% MoM	↓ -33% MoM	↓ -67% MoM	↑ +100% MoM

YEAR OVER YEAR

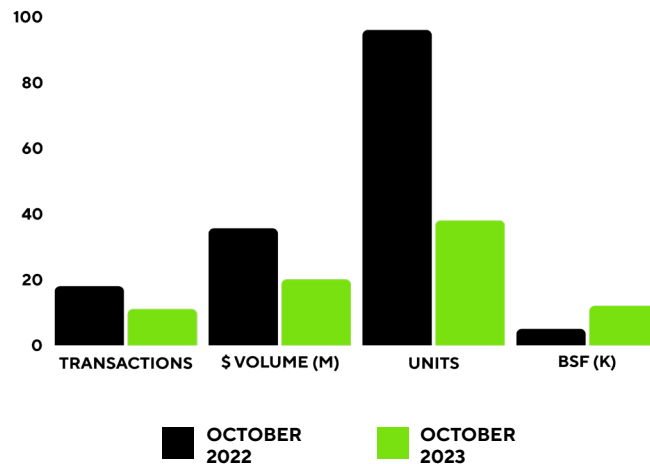
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	18	\$35,633,000	96	5,000
OCTOBER 2023	11	\$20,060,000	38	12,120
% of CHANGE	↓ -39% YoY	↓ -44% YoY	↓ -60% YoY	↑ +142% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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SOUTHWEST BROOKLYN OCTOBER 2023 REPORT

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