

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, tree-filled area, which is Central Park. Surrounding the park and highway are numerous high-rise buildings and residential structures. The sky is filled with large, white clouds. A black rectangular box is overlaid on the upper left portion of the image, containing the title text. A bright green rectangular box is overlaid on the middle of the image, containing the date. The company name is at the bottom in white text.

SOUTHWEST BROOKLYN MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN JANUARY 2024 COMPLETE MARKET METRICS

17

TRANSACTIONS SOLD

\$28.82M

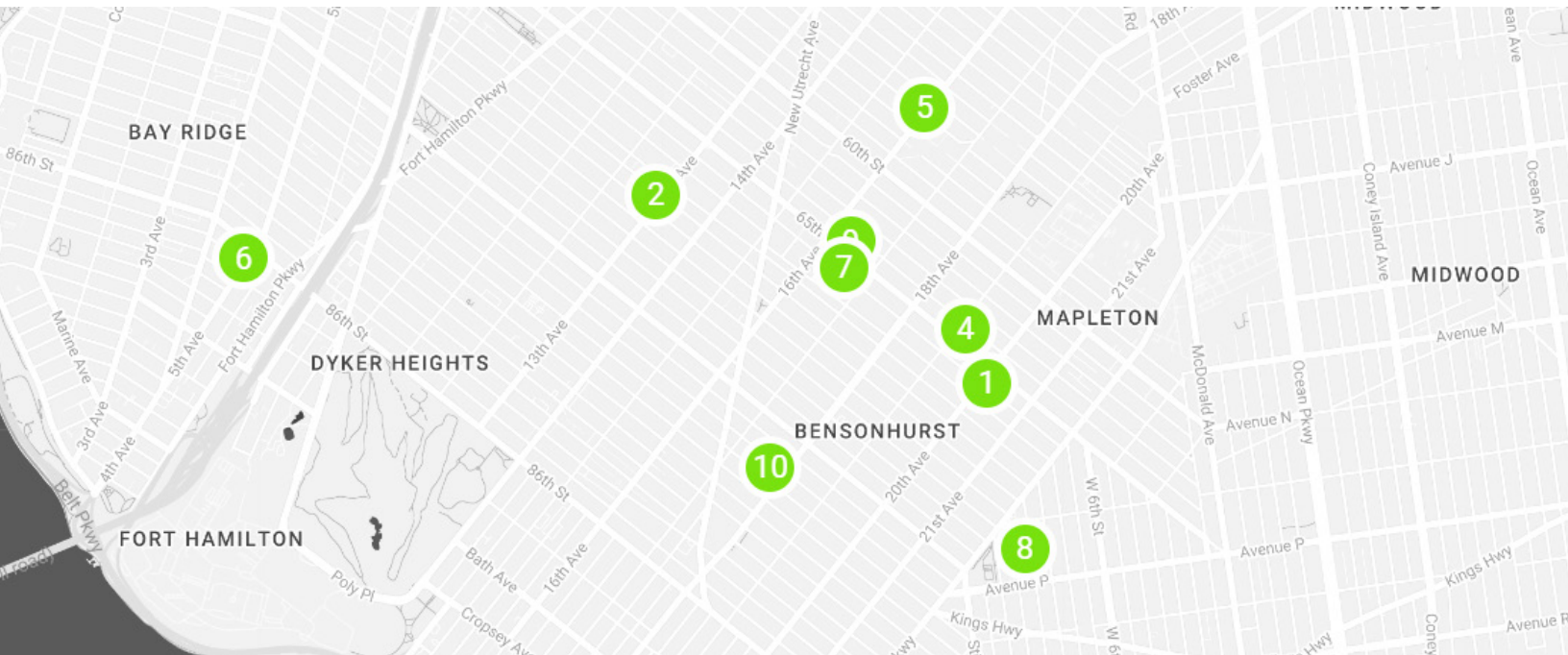
\$ VOLUME SOLD

71

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	6902 13th Avenue	\$2,300,000	Dyker Heights	Mixed Use	5
2	251 43rd Street	\$2,275,000	Sunset Park	Industrial	1
3	6401 19th Avenue	\$2,200,000	Borough Park	Multi-Family	4
4	5516 16th Avenue	\$2,000,000	Borough Park	Mixed Use	6
5	8618 5th Avenue	\$1,920,000	Bay Ridge	Mixed Use	6
6	1655 66th Street	\$1,910,000	Bensonhurst	Multi-Family	4
7	1546 West 10th Street	\$1,800,000	Bensonhurst	Multi-Family	4
8	1636 64th Street	\$1,792,500	Borough Park	Multi-Family	4
9	1772 77th Street	\$1,700,000	Bensonhurst	Multi-Family	4
10	6521 20th Avenue	\$1,620,000	Bensonhurst	Mixed Use	5

SELECT SALES ACTIVITY ABOVE



6902 13TH AVE



251 43RD ST



6401 19TH AVE



5516 16TH AVE

SOUTHWEST BROOKLYN

JANUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - JANUARY 31, 2024

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 DECEMBER 2023

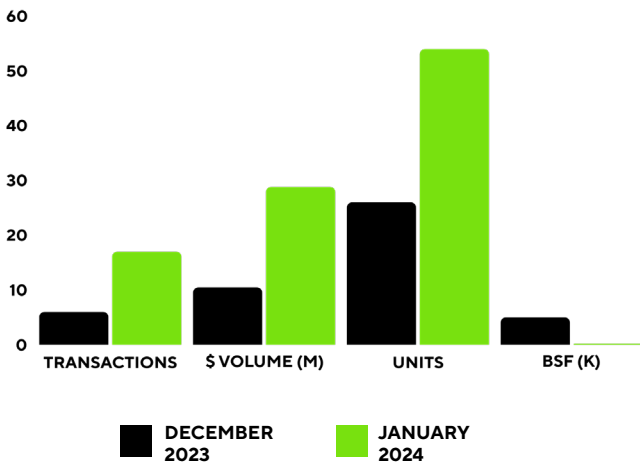
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	6	\$10,470,000	26	5,000
JANUARY 2024	17	\$28,823,800	54	0
% of CHANGE	↑ +183% MoM	↑ +175% MoM	↑ +108% MoM	↓ -100% MoM

YEAR OVER YEAR

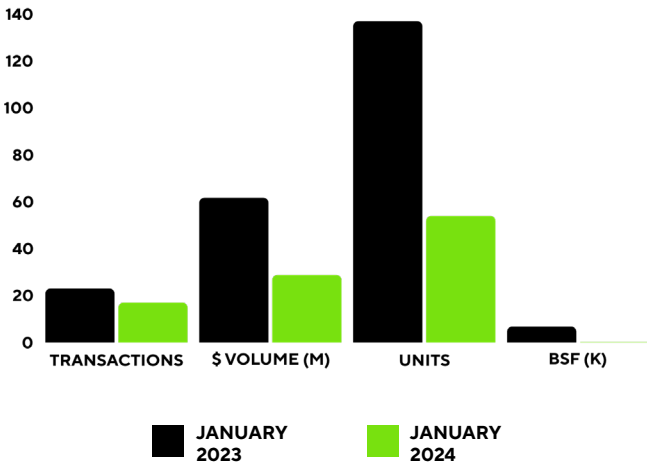
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	23	\$61,741,000	137	6,820
JANUARY 2024	17	\$28,823,800	54	0
% of CHANGE	↓ -26% YoY	↓ -53% YoY	↓ -61% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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IPRG

SOUTHWEST BROOKLYN JANUARY 2024 REPORT

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