

An aerial photograph of South West Brooklyn, showing a multi-lane highway (likely the Gowanus Expressway) cutting through a dense urban landscape. The highway is filled with cars and is flanked by various buildings, including high-rise apartment complexes and commercial structures. A large, green, rectangular area of trees and lower-rise buildings is visible in the center of the image. The sky is filled with large, white clouds. The overall scene depicts a bustling, developed urban area.

SOUTHWEST BROOKLYN MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN FEBRUARY 2024 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$22.69M

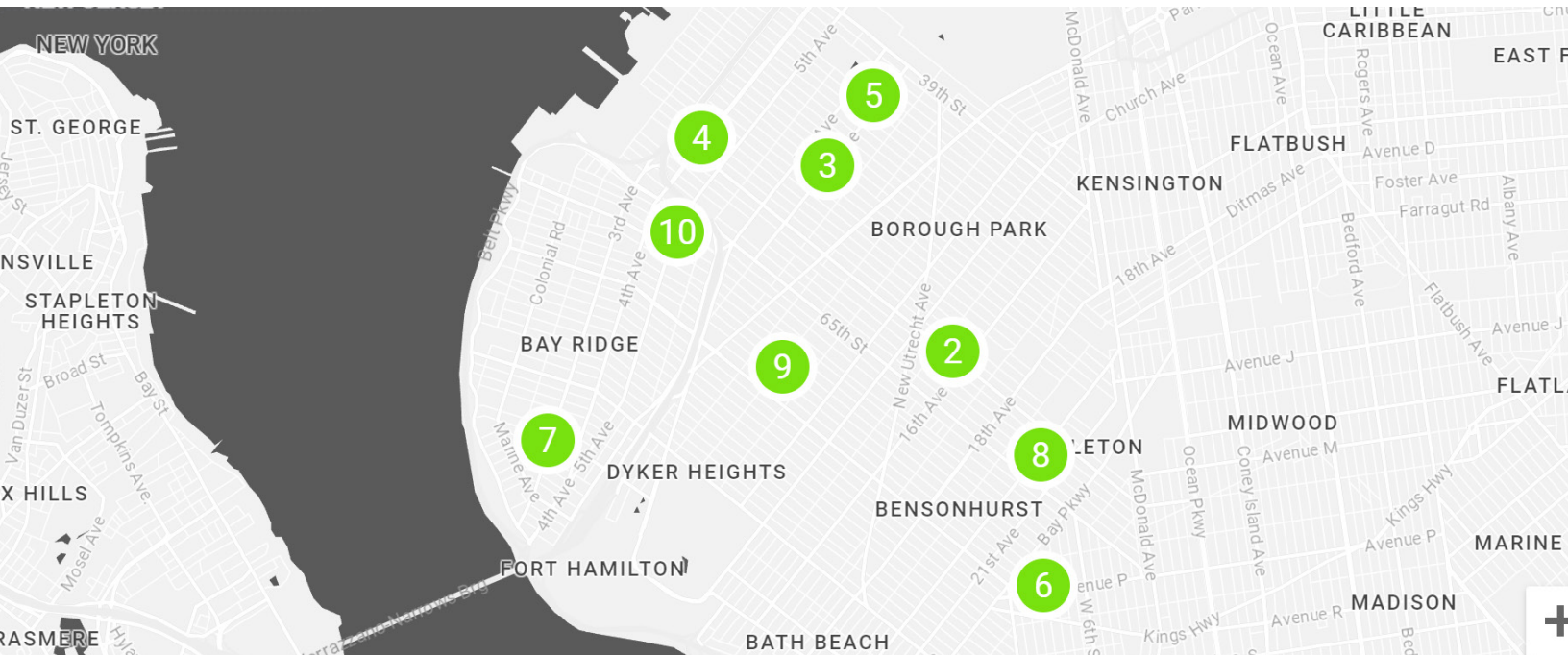
\$ VOLUME SOLD

47

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1541 60th Street	\$3,500,000	Borough Park	Industrial	1
2	1533 60th Street	\$2,400,000	Borough Park	Industrial	1
3	5214 8th Avenue	\$2,070,000	Sunset Park	Mixed Use	3
4	5812 4th Avenue	\$1,900,000	Sunset Park	Mixed Use	3
5	759 44th Street	\$1,680,000	Sunset Park	Multi-Family	4
6	1584 West 10th Street	\$1,650,000	Bensonhurst	Multi-Family	4
7	9212 3rd Avenue	\$1,650,000	Bay Ridge	Mixed Use	6
8	6203 20th Avenue	\$1,647,000	Borough Park	Mixed Use	3
9	1105 72nd Street	\$1,420,000	Dyker Heights	Multi-Family	6
10	6727 5th Avenue	\$1,350,000	Bay Ridge	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



1541 60TH ST



1533 60TH ST



5214 8TH AVE



5812 4TH AVE

SOUTHWEST BROOKLYN

FEBRUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2024 - FEBRUARY 29, 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 JANUARY 2024

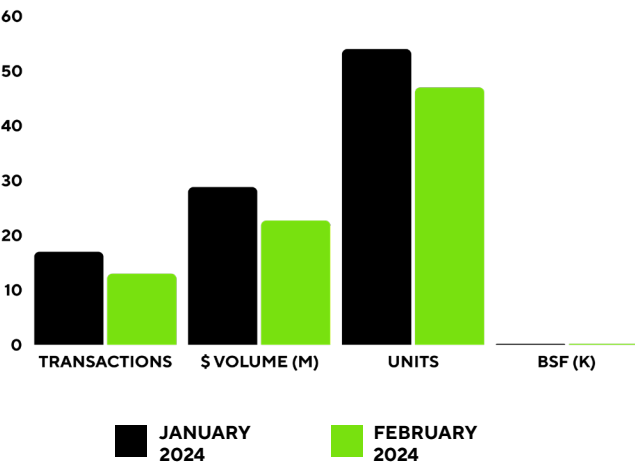
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	17	\$28,823,800	54	0
FEBRUARY 2024	13	\$22,695,000	47	0
% of CHANGE	↓ -24% MoM	↓ -21% MoM	↓ -13% MoM	N/A

YEAR OVER YEAR

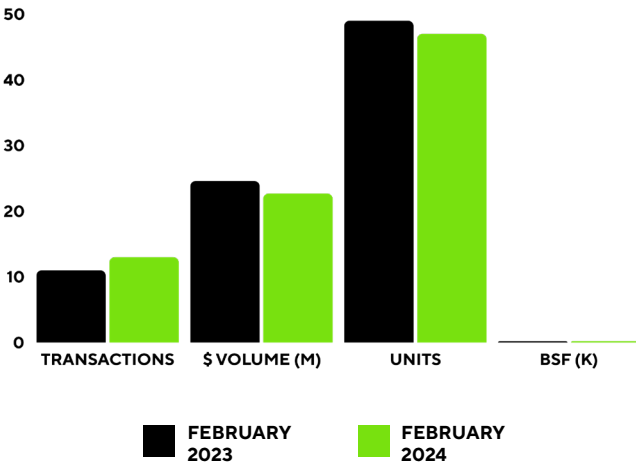
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	11	\$24,620,000	49	0
FEBRUARY 2024	13	\$22,695,000	47	0
% of CHANGE	↑ +18% YoY	↓ -8% YoY	↓ -4% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

DEREK BESTREICH LUKE SPROVIERO ADAM LOBEL TOBY WARING
718.360.8802 718.360.8803 718.360.8815 718.360.8837



IPRG

SOUTHWEST BROOKLYN FEBRUARY 2024 REPORT

THE SOUTHWEST BROOKLYN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**TOBY
WARING**
718.360.8837
TWaring@iprg.com

**MATT
DITTMEIER**
718.360.1331
Matt@iprg.com

718.360.8801

www.IPRG.com