

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 apartments and commercial structures. A large, green, rectangular area of trees and lower-rise buildings is visible in the center-right of the image. The sky is filled with heavy, grey 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 center of the image, containing the date. The company name is at the bottom in white text.

SOUTHWEST BROOKLYN MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN APRIL 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$18.92M

\$ VOLUME SOLD

27

UNITS SOLD

10,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	518 86th Street	\$3,150,000	Bay Ridge	Mixed Use	3
2	1118-1122 57th Street	\$2,505,000	Borough Park	Development	1
3	5410 3rd Avenue	\$2,350,000	Sunset Park	Industrial	2
4	8160 New Utrecht Avenue	\$2,000,000	Bensonhurst	Industrial	1
5	81 Bay 19th Street	\$1,990,000	Bath Beach	Multi-Family	4
6	1053 50th Street	\$1,875,000	Borough Park	Multi-Family	6
7	6116 5th Avenue	\$1,800,000	Sunset Park	Mixed Use	3
8	2228 63rd Street	\$1,670,000	Borough Park	Multi-Family	4
9	7006 Fort Hamilton Parkway	\$1,580,000	Dyker Heights	Mixed Use	3



518 86TH ST



1118-1122 57TH ST



5410 3RD AVE



8160 NEW UTRECHT AVE

SOUTHWEST BROOKLYN

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 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 MARCH 2024

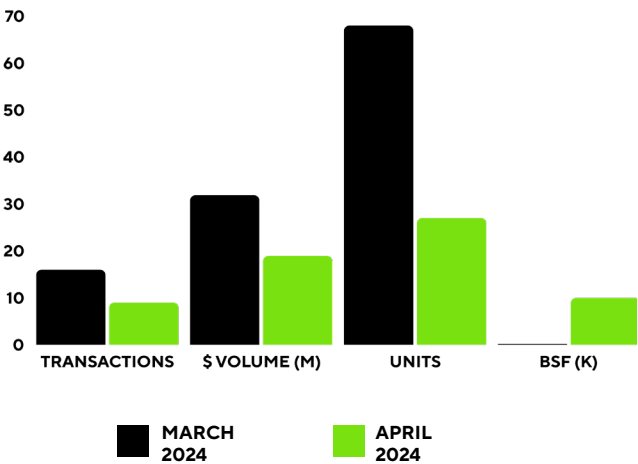
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	16	\$31,872,500	68	0
APRIL 2024	9	\$18,920,000	27	10,000
% of CHANGE	↓ -44% MoM	↓ -41% MoM	↓ -60% MoM	↑ +100% MoM

YEAR OVER YEAR

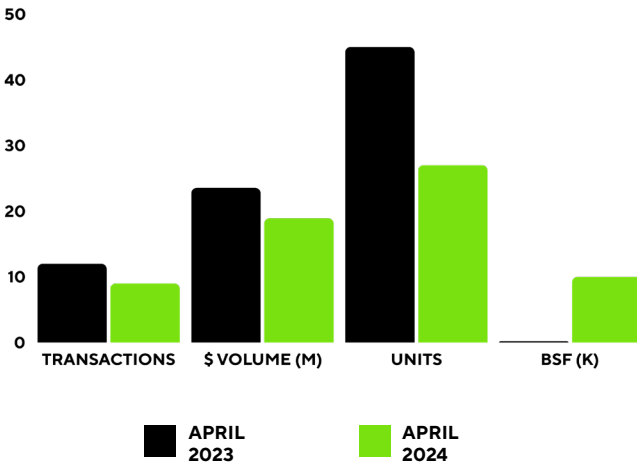
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	12	\$23,548,500	45	0
APRIL 2024	9	\$18,920,000	27	10,000
% of CHANGE	↓ -25% YoY	↓ -20% YoY	↓ -40% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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IPRG

SOUTHWEST BROOKLYN APRIL 2024 REPORT

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