

An aerial, black and white photograph of a city, likely Brooklyn, showing a multi-lane highway with traffic, a large green park area with many trees, and several high-rise buildings. The sky is overcast with heavy clouds. A black rectangular box is overlaid on the top left, containing the title text. A bright green rectangular box is overlaid on the middle, containing the date. The company name is at the bottom.

SOUTHWEST BROOKLYN MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN MAY 2024 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$61.20M

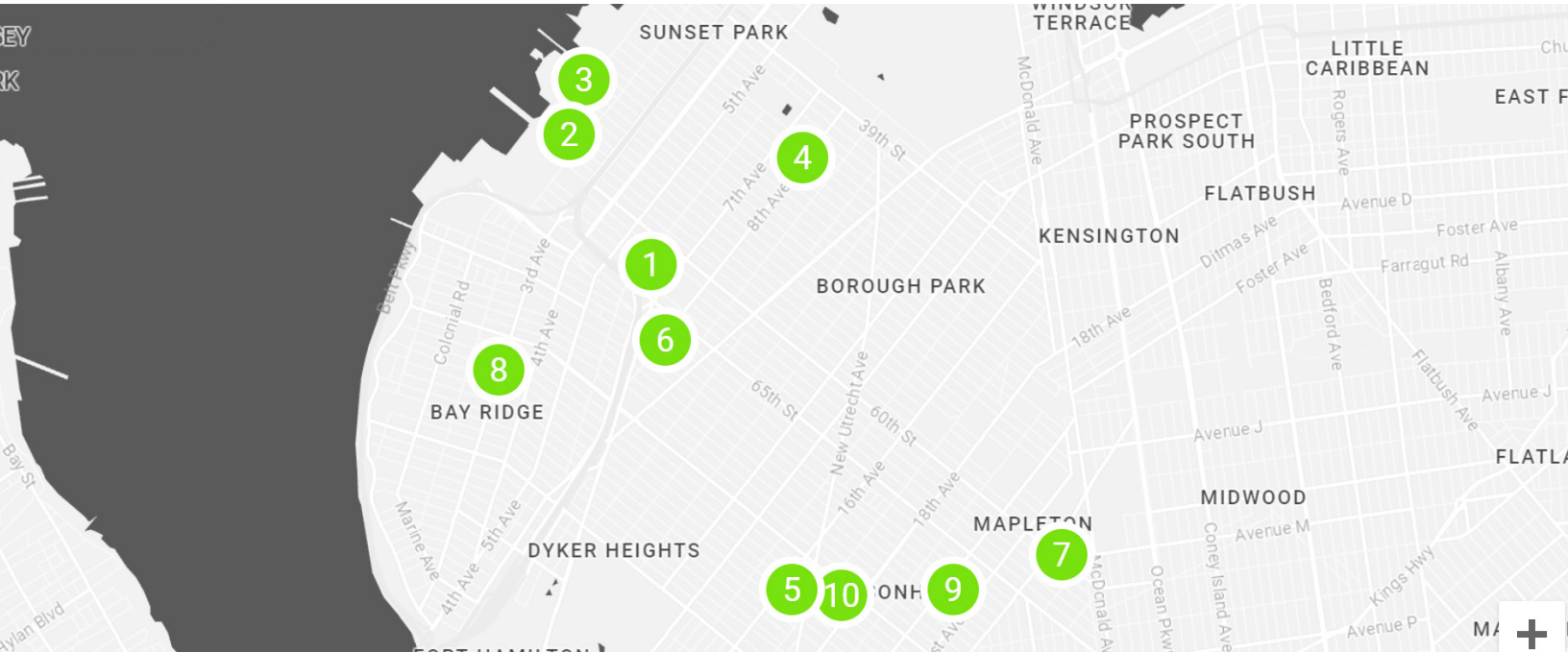
\$ VOLUME SOLD

87

UNITS SOLD

168,196

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	6201 6th Avenue	\$21,400,000	Sunset Park	Development	0
2	139 58th Street	\$5,800,000	Sunset Park	Industrial	1
3	5200 1st Avenue	\$5,000,001	Sunset Park	Development	0
4	4502 8th Avenue	\$3,900,000	Sunset Park	Mixed Use	7
5	1624 78th Street	\$3,300,000	Bensonhurst	Multi-Family	16
6	6701 8th Avenue	\$2,400,000	Dyker Heights	Mixed Use	8
7	2225 60th Street	\$2,050,000	Borough Park	Multi-Family	4
8	7802 3rd Avenue	\$1,960,000	Bay Ridge	Mixed Use	7
9	2023 Bay Ridge Avenue	\$1,860,000	Bensonhurst	Multi-Family	4
10	1749 76th Street	\$1,765,000	Bensonhurst	Multi-Family	4

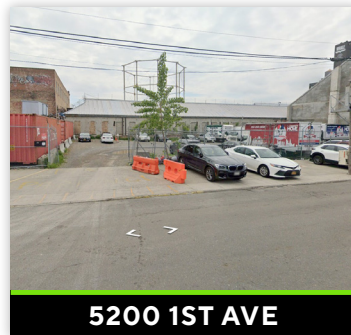
SELECT SALES ACTIVITY ABOVE



6201 6TH AVE &
05802-0082



139 58TH ST



5200 1ST AVE



4502 8TH AVE

SOUTHWEST BROOKLYN

MAY 2024 MARKET ANALYSIS

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

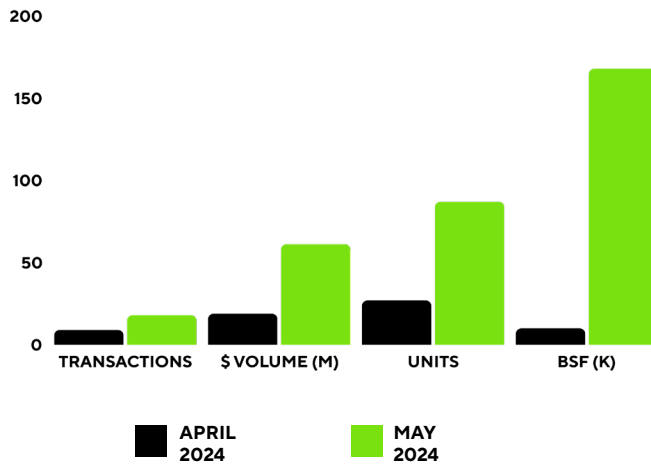
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	9	\$18,920,000	27	10,000
MAY 2024	18	\$61,204,201	87	168,196
% of CHANGE	↑ +100% MoM	↑ +223% MoM	↑ +222% MoM	↑ +1582% MoM

YEAR OVER YEAR

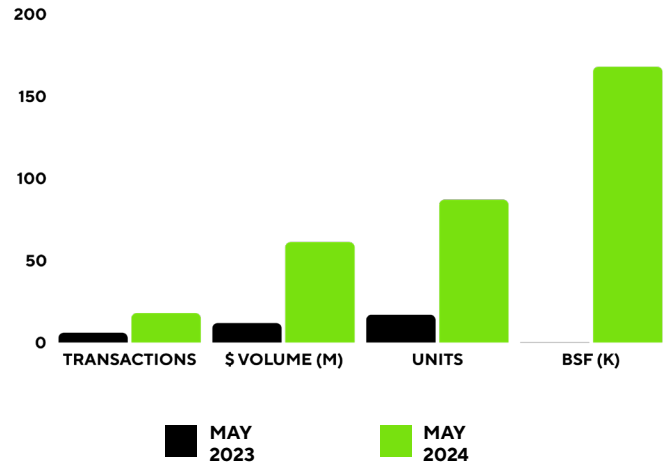
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	6	\$11,904,000	17	0
MAY 2024	18	\$61,204,201	87	168,196
% of CHANGE	↑ +200% YoY	↑ +414% YoY	↑ +412% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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SOUTHWEST BROOKLYN MAY 2024 REPORT

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