

An aerial, black and white photograph of a cityscape. A multi-lane highway with a bridge spans across a park area filled with trees. Several high-rise buildings are visible, including a prominent one on the right. The sky is filled with large, dramatic clouds. A black rectangular box is overlaid on the top left, and a bright green rectangular box is overlaid in the center.

SOUTHWEST BROOKLYN MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN JULY 2024 COMPLETE MARKET METRICS

14

TRANSACTIONS SOLD

\$24.52M

\$ VOLUME SOLD

70

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1250 44th Street	\$2,750,000	Borough Park	Multi-Family	6
2	5920 5th Avenue	\$2,230,000	Sunset Park	Mixed Use	8
3	1045 64th Street	\$2,125,000	Borough Park	Multi-Family	12
4	147 Bay 25th Street	\$2,120,000	Bath Beach	Multi-Family	12
5	1659 55th Street	\$2,100,000	Borough Park	Mixed Use	3
6	8212 3rd Avenue	\$1,900,000	Bay Ridge	Mixed Use	3
7	6514 Bay Parkway	\$1,800,000	Bensonhurst	Mixed Use	3
8	815 A 51st Street	\$1,650,000	Sunset Park	Mixed Use	3
9	1936 Bath Avenue	\$1,485,000	Bath Beach	Mixed Use	3
10	6904 11th Avenue	\$1,430,000	Dyker Heights	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



1250 44TH ST



5920 5TH AVE



1045 64TH ST



147 BAY 25TH ST

SOUTHWEST BROOKLYN

JULY 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 JUNE 2024

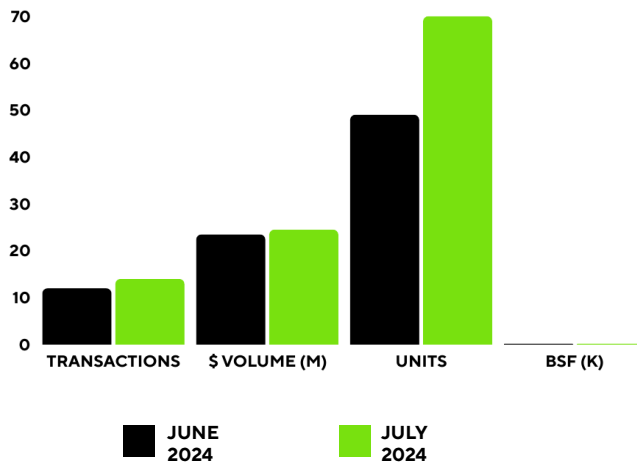
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	12	\$23,504,399	49	0
JULY 2024	14	\$24,520,000	70	0
% of CHANGE	↑ +17% MoM	↑ +4% MoM	↑ +43% MoM	N/A MoM

YEAR OVER YEAR

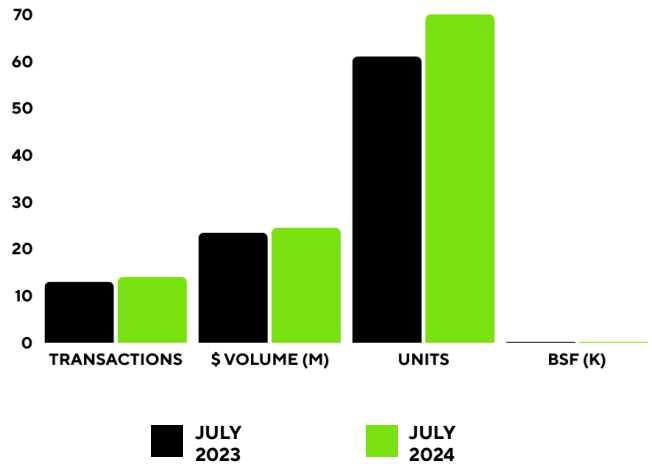
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	13	\$23,445,350	61	0
JULY 2024	14	\$24,520,000	70	0
% of CHANGE	↑ +8% YoY	↑ +5% YoY	↑ +15% YoY	N/A YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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SOUTHWEST BROOKLYN JULY 2024 REPORT

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