

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

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

SOUTHWEST BROOKLYN AUGUST 2024 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$67.87M

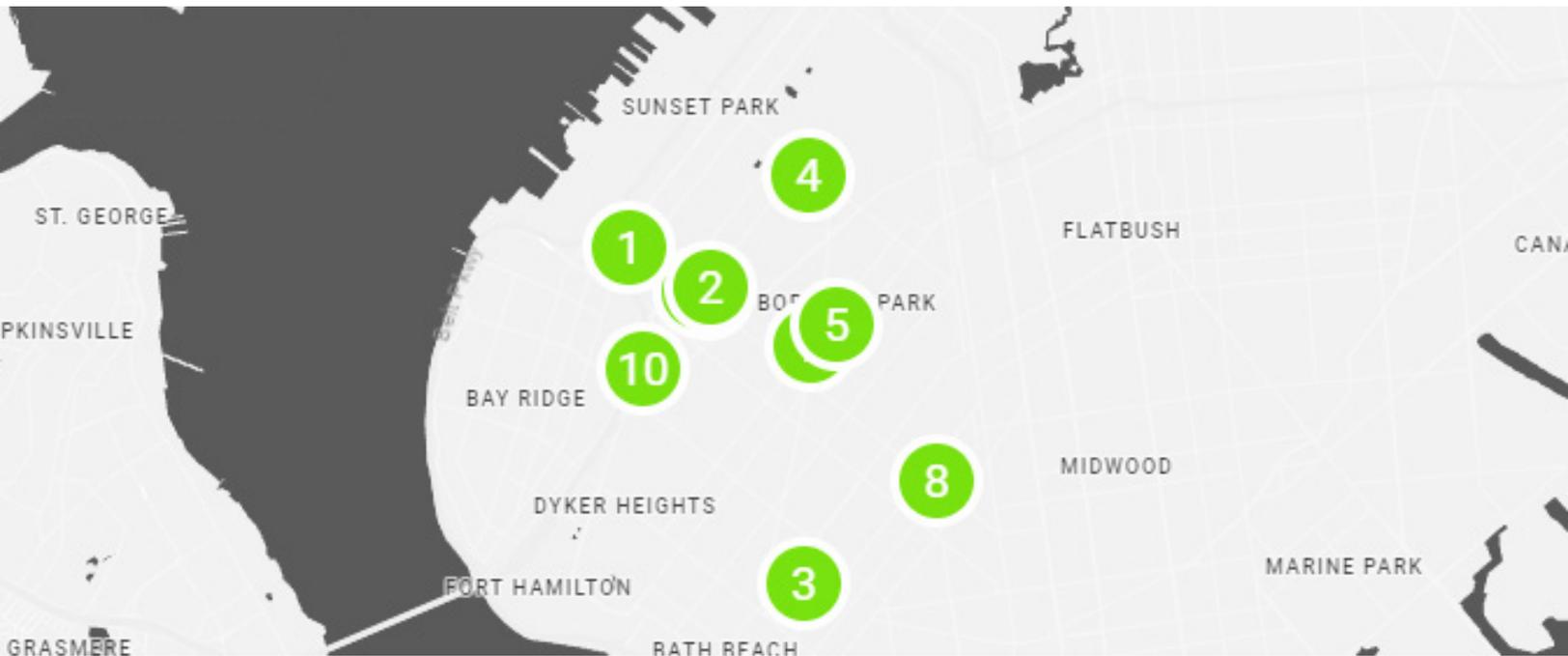
\$ VOLUME SOLD

244

UNITS SOLD

15,400

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	437-450 61st Street	\$20,000,000	Sunset Park	Multi-Family	124
2	816 58th Street	\$9,800,000	Sunset Park	Mixed Use	11
3	7920 19th Avenue	\$6,000,000	Bensonhurst	Multi-Family	48
4	835 40th Street	\$4,720,000	Sunset Park	Industrial	1
5	1324 52nd Street	\$3,580,000	Borough Park	Mixed Use	9
6	5918 8th Avenue	\$2,950,000	Sunset Park	Mixed Use	3
7	826 59th Street	\$2,750,000	Sunset Park	Multi-Family	4
8	2051 60th Street	\$2,265,000	Borough Park	Multi-Family	4
9	5601 13th Avenue	\$2,000,000	Borough Park	Development	0
10	7113 8th Avenue	\$1,900,000	Dyker Heights	Multi-Family	5

SELECT SALES ACTIVITY ABOVE



437-450 61ST ST



816 58TH ST



7920 19TH AVE



835 40TH ST

SOUTHWEST BROOKLYN

AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **AUGUST 1, 2024 - AUGUST 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 JULY 2024

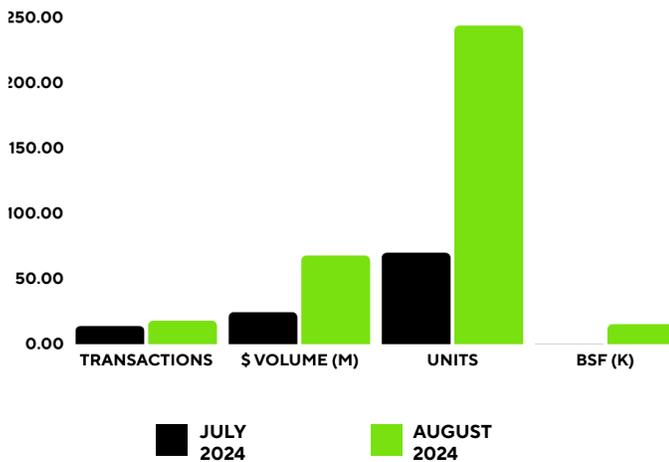
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	14	\$24,520,000	70	0
AUGUST 2024	18	\$67,875,888	244	15,400
% of CHANGE	↑ +29% MoM	↑ +177% MoM	↑ +249% MoM	↑ +100% MoM

YEAR OVER YEAR

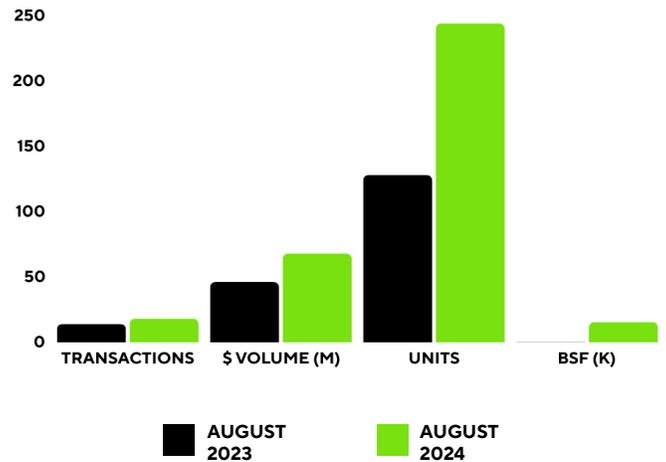
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	14	\$46,110,000	128	0
AUGUST 2024	18	\$67,875,888	244	15,400
% of CHANGE	↑ +29% YoY	↑ +47% YoY	↑ +91% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Southwest Brooklyn Team for More Information

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SOUTHWEST BROOKLYN AUGUST 2024 REPORT

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