



**BRONX**  
**MARKET REPORT**  
**Q2 2021**

**IPRG**



1860 BILLINGSLEY TERR



1710-1730 POPHAM AVE



2238 VALENTINE AVE



1100 CLAY AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1860 Billingsley Terrace	\$8,050,000	59	Morris Heights
2	1710-1730 Popham Avenue	\$5,000,000	73	Morris Heights
3	2238 Valentine Avenue	\$2,200,000	16	Fordham
4	1100 Clay Avenue	\$1,900,000	16	Concourse Village

\* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

\* Zip Codes: 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10459, 10460, 10474

\* Neighborhoods include: Claremont, Concourse, Concourse Village, Fairmont, Foxhurst, Highbridge, Hunts Point, Longwood, Melrose, Morris Heights, Morrisania, Mott Haven, Mount Eden, Mount Hope, Port Morris, Tremont, West Farms, Woodstock

COMPLETE MULTIFAMILY MARKET METRICS

4

TRANSACTIONS  
SOLD

\$17.15M

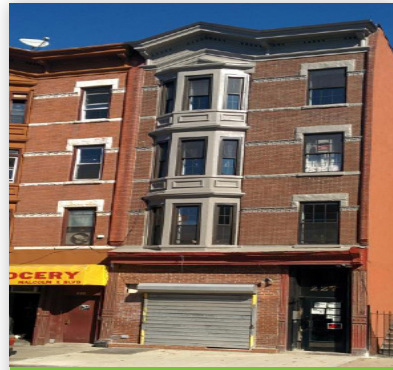
\$ VOLUME  
SOLD

164

UNITS  
SOLD



215 McCLELLAN ST



602-605 COURTLANDT AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	215 McClellan Street	\$3,950,000	38	Concourse Village
2	602-606 Courtlandt Avenue	\$1,500,000	10	Melrose

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**COMPLETE MIXED-USE MARKET METRICS**

**2**

TRANSACTIONS  
SOLD

**\$5.45M**

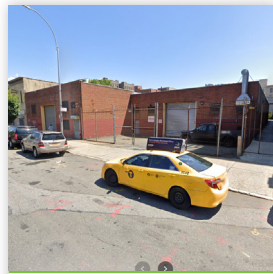
\$ VOLUME  
SOLD

**48**

UNITS  
SOLD



1959 JEROME AVE



4228-4234 PARK AVE



1420 & 1422 STEBBINS AVE



1472 SHAKESPEARE AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	1959 Jerome Avenue	\$13,926,960	136,490	Morris Heights
2	1941 Jerome Avenue	\$6,900,000	108,000	Morris Heights
3	1956 Jerome Avenue	\$5,500,000	77,040	Mount Hope
4	469 East 132nd Street	\$4,875,000	66,220	Port Morris
5	4228-4234 Park Avenue	\$4,200,000	16,830	Tremont
6	1420 & 1422 Stebbins Avenue	\$2,891,700	51,170	Foxhurst
7	820 East 182nd Street	\$3,000,000	28,080	Belmont
8	1773 Weeks Avenue	\$2,900,000	40,033	Mount Hope
9	2043 Webster Avenue	\$2,650,000	30,000	Fordham
10	80 Willis Avenue	\$2,625,000	36,120	Port Morris
11	1472 Shakespeare Avenue	\$1,850,000	23,385	High Bridge

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COMPLETE DEVELOPMENT SITE MARKET METRICS

11

TRANSACTIONS  
SOLD

\$51.32M

\$ VOLUME  
SOLD

613,368

BSF  
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in The Bronx



17

# OF TRANSACTIONS

↓ -11% YoY



\$73.92M

DOLLAR VOLUME

↑ +17% YoY



212

# OF UNITS

↓ -23% YoY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$132 -39% YoY	\$189 -24% YoY	\$94/BSF +29% YoY
\$/UNIT	\$118,750 -34% YoY	\$126,974 -55% YoY	-

For More Information, Contact:

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- ❶ 1860 Billingsley Terrace
- ❷ 1710-1730 Popham Avenue
- ❸ 2238 Valentine Avenue
- ❹ 1100 Clay Avenue

- ❶ 215 McClellan Street
- ❷ 602-606 Courtlandt Avenue

- ❶ 1959 Jerome Avenue
- ❷ 1941 Jerome Avenue
- ❸ 1956 Jerome Avenue
- ❹ 469 East 132nd Street
- ❺ 4228-4234 Park Avenue
- ❻ 1420 & 1422 Stebbins Avenue
- ❼ 820 East 182nd Street
- ❽ 1773 Weeks Avenue
- ❾ 2043 Webster Avenue
- ❿ 80 Willis Avenue
- ⓫ 1472 Shakespeare Avenue

## THE BRONX TEAM



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**1**  
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