

THE BRONX MARKET REPORT

AUGUST 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

THE BRONX

THE BRONX AUGUST COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

239

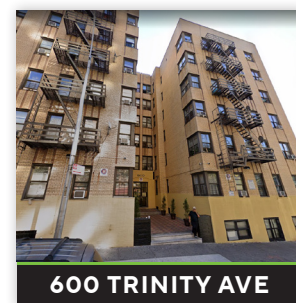
UNITS SOLD

\$48.14M

\$ VOLUME SOLD

113,372

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPES
1	230 East 167th Street	\$13,550,000	83	Mixed Use
2	2970 3rd Avenue	\$8,750,000	*48,040 BSF	Development
3	1344 University Avenue	\$7,600,000	51	Multi-Family
4	600 Trinity Avenue	\$5,675,000	48	Multi-Family
5	899 East 169th Street	\$4,410,000	39	Mixed Use
6	1757 Topping Avenue	\$2,775,000	18	Multi-Family
7	1548 Jesup Avenue	\$2,250,000	*21,328 BSF	Development
8	92 West 169th Street	\$1,600,000	*25,800 BSF	Development
9	1820 Monroe Avenue	\$1,525,000	*18,204 BSF	Development

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from August 1, 2021 - August 31, 2021

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

Neighborhoods: 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

MONTH OVER MONTH

COMPARED TO JULY 2021

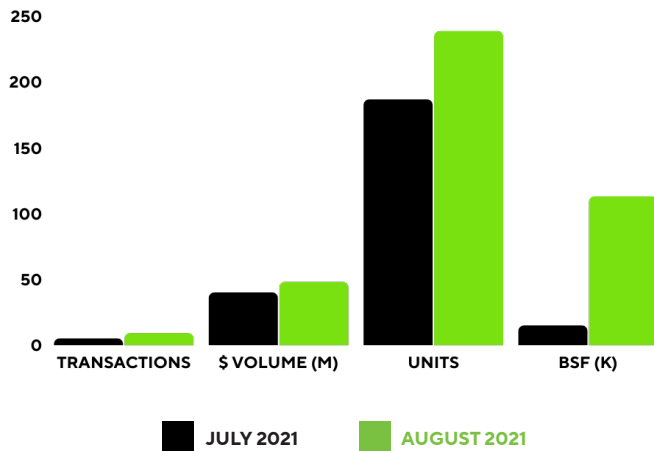
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	9	\$48,135,000	239	113,372
JULY 2021	5	\$40,147,901	187	15,338
% of CHANGE	↑ +80% MoM	↑ +20% MoM	↑ +28% MoM	↑ +639% MoM

YEAR OVER YEAR

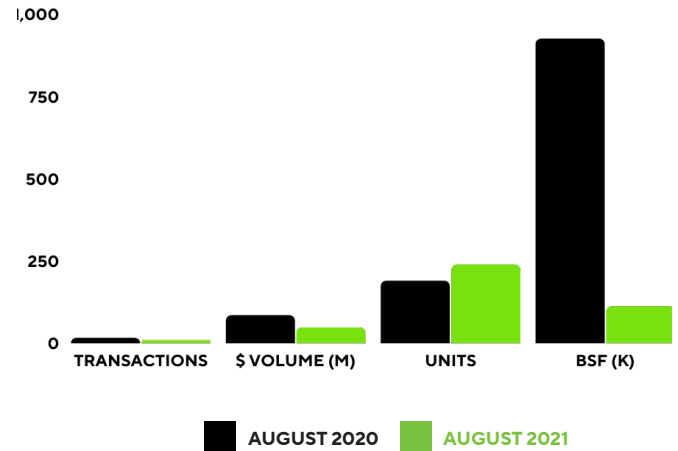
COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	9	\$48,135,000	239	113,372
AUGUST 2020	16	\$85,667,015	190	927,810
% of CHANGE	↓ -44% YoY	↓ -44% YoY	↑ +26% YoY	↓ -88% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Bronx Team For More Information

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

STEVE
REYNOLDS
718.360.8807

HAKEEM
LECKY
718.360.8835

BRIAN
DAVILA
718.360.8849

THOMAS
VENTURA
718.360.2767

THE BRONX TEAM

**DEREK
BESTREICH**

718.360.8802
DBestreich@IPRG.com

**HAKEEM
LECKY**

718.360.8835
HLecky@IPRG.com

**LUKE
SPROVIERO**

718.360.8803
LSproviero@IPRG.com

**BRIAN
DAVILA**

718.360.8849
BDavila@IPRG.com

**STEVE
REYNOLDS**

718.360.8807
SReynolds@IPRG.com

**THOMAS
VENTURA**

718.360.2767
TVentura@IPRG.com





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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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