

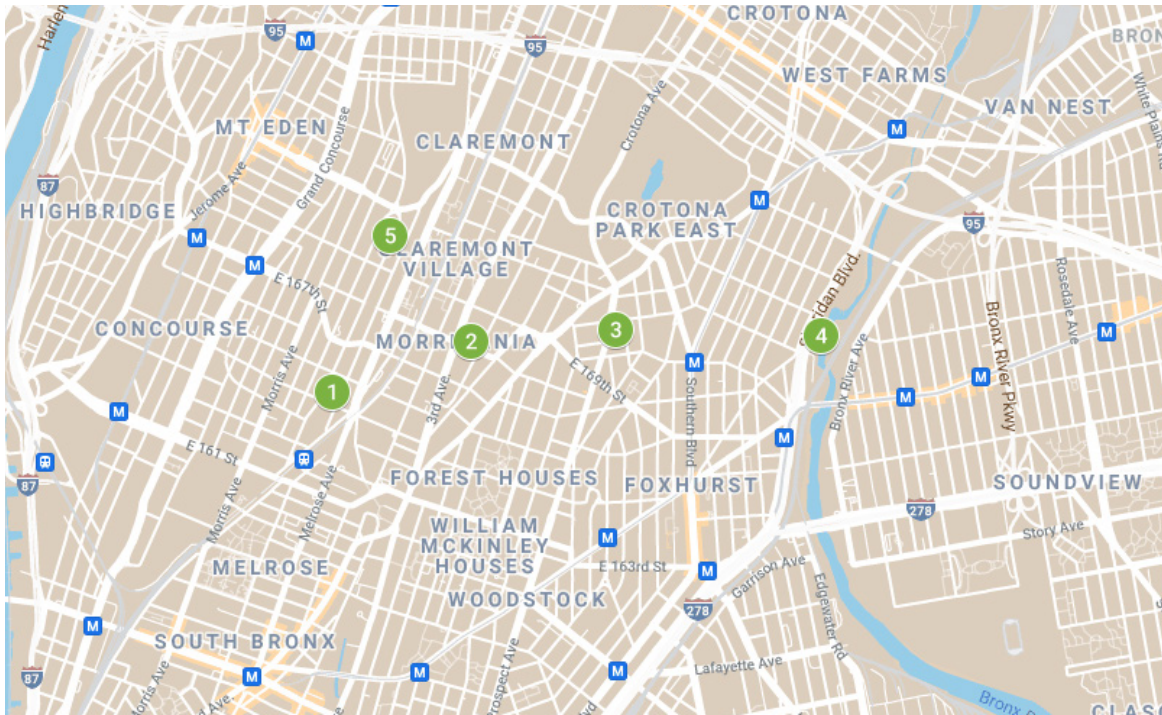
THE BRONX MARKET REPORT

JULY 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

**5 BUILDING PORTFOLIO****547 E 168TH ST****1390 PROSPECT AVE****1353 TELLER AVE**

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 5 Building Portfolio	\$25,047,903	97	Multi-Family
2 547 East 168th Street	\$8,650,000	64	Multi-Family
3 1390 Prospect Avenue	\$2,625,000	21	Multi-Family
4 1458 Sheridan Expressway	\$2,500,000	*15,338 BSF	Development
5 1353 Teller Avenue	\$1,325,000	5	Multi-Family

*Development Site / Buildable Square Footage

THE BRONX JULY COMPLETE MARKET METRICS

5TRANSACTIONS
SOLD**\$40.1M**\$ VOLUME
SOLD**187**UNITS
SOLD**15,338**BSF
SOLDTransactions between **\$1,000,000 - \$50,000,000** from **July 1, 2021 - July 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 JUNE 2021

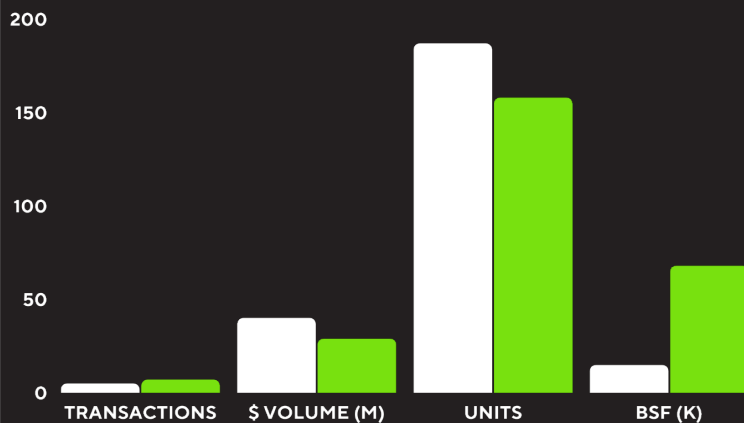
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	5	\$40,147,903	187	15,338
JUNE 2021	7	\$28,841,700	158	68,000
% of CHANGE	↓ -29% MoM	↑ +39% MoM	↑ +18% MoM	↓ -77% MoM

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	5	\$40,147,903	187	15,338
JULY 2020	5	\$9,255,000	48	37,500
% of CHANGE	0% YoY	↑ +334% YoY	↑ +290% YoY	↓ -59% YoY

MONTH OVER MONTH

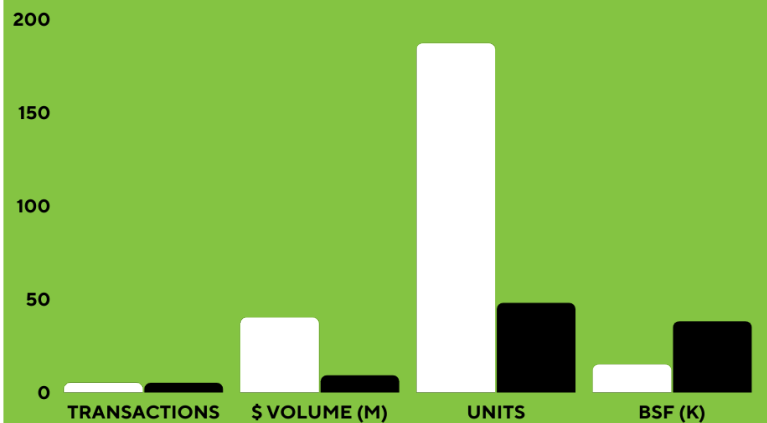


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

Contact The Bronx Team For More Information

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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



HAKEEM LECKY
SENIOR ASSOCIATE



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



GABRIEL KATES
ASSOCIATE



DANIEL SHAWAH
ASSOCIATE



KYLE KATZ
ASSOCIATE



AZEM KAJOSHAI
ASSOCIATE



JOHN MURPHY
ASSOCIATE



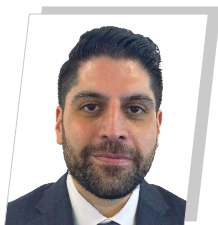
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MINA PARDASANI
DIRECTOR OF OPERATIONS



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