

THE BRONX MARKET REPORT

OCTOBER 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

THE BRONX

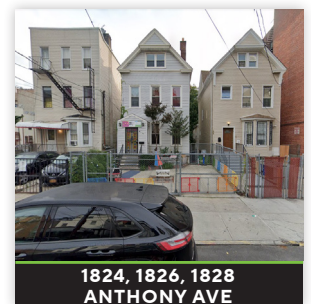
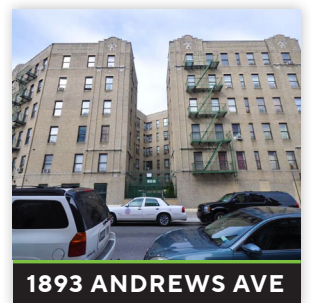
THE BRONX OCTOBER 2021 COMPLETE MARKET METRICS

8
TRANSACTIONS SOLD

79
UNITS SOLD

\$37.11M
\$ VOLUME SOLD

353,519
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	1340 East Bay Avenue	\$11,871,571	*240,000 BSF	Development
2	1893 Andrews Avenue	\$8,040,000	60	Mixed Use
3	1824, 1826, 1828 Anthony Avenue	\$4,050,000	*55,728 BSF	Development
4	452 Concord Avenue	\$3,500,000	*33,712 BSF	Development
5	296-298 East 149th Street	\$3,250,000	5	Mixed Use
6	1326 Chrisholm Street	\$3,000,000	9	Multi-Family
7	1045, 1047, 1049 Ogden Avenue	\$1,850,000	*24,079 BSF	Development
8	175 West 165th Street	\$1,550,000	5	Mixed Use

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2021 - October 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 SEPTEMBER 2021

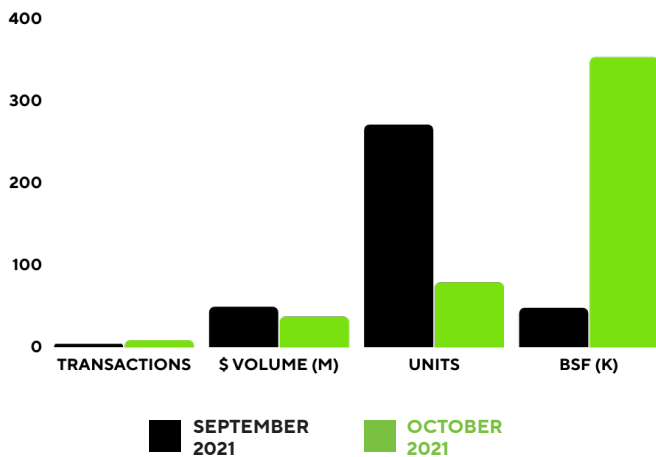
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	8	\$37,111,571	79	353,519
SEPTEMBER 2021	4	\$49,389,369	271	48,411
% of CHANGE	↑+100% MoM	↓-25% MoM	↓-71% MoM	↑+630% MoM

YEAR OVER YEAR

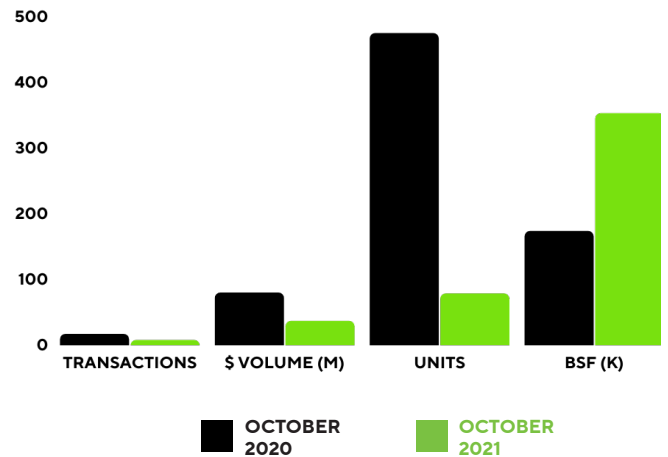
COMPARED TO OCTOBER 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	8	\$37,111,571	79	353,519
OCTOBER 2020	17	\$80,774,000	475	174,174
% of CHANGE	↓-53% YoY	↓-54% YoY	↓-83% YoY	↑+103% 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

**LUKE
SPROVIERO**
718.360.8803
LSproviero@IPRG.com

**STEVE
REYNOLDS**
718.360.8807
SReynolds@IPRG.com

**HAKEEM
LECKY**
718.360.8835
HLecky@IPRG.com

**BRIAN
DAVILA**
718.360.8849
BDavila@IPRG.com

**THOMAS
VENTURA**
718.360.2767
TVentura@IPRG.com





IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

www.IPRG.com | 718.360.8801

