BRONX MARKET REPORT Q1 2021

• • • • • • • • • • • • • •

IPRG

Q1 2021 BRONX

MULTIFAMILY

| 923 KELLY ST | 2170 CRESTON AVE | 993 SUMMIT AVE | 695 BECK ST |
|---|----------------------------------|--------------------------|-----------------------------------|
| ADDRESS | | | |
| ADDRESS | SALE PRICE | TOTAL UNITS | NEIGHBORHOOD |
| ADDRESS 124 East 177th Street | SALE PRICE \$6,350,000 | TOTAL UNITS 43 | NEIGHBORHOOD Mount Hope |
| | | | |
| 124 East 177th Street | \$6,350,000 \$3,200,000 | 43 | Mount Hope |
| 124 East 177th Street 923 Kelly Street | \$6,350,000 \$3,200,000 | 43 20 | Mount Hope Longwood |

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 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 MUTLIFAMILY MARKET METRICS

5 \$15.31M TRANSACTIONS SOLD \$VOLUME SOLD UNITS SOLD

For More Information, Contact:

Q1 2021 BRONX

| 260 BROOK AVE | 346 E 173RD ST | 741 JENNINGS ST | 777-779 ELTON AVE |
|-----------------------|----------------|--------------------|-------------------|
| ADDRESS | SALE PRICE | TOTAL UNITS | NEIGHBORHOOD |
| 260 Brook Avenue | \$5,000,000 | 30 | Mott Haven |
| 346 East 173rd Street | \$3,850,000 | 23 | Mount Eden |
| 741 Jennings Street | \$1,650,000 | 16 | Morrisania |
| 777-779 Elton Avenue | \$1,400,000 | 13 | Melrose |

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* 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

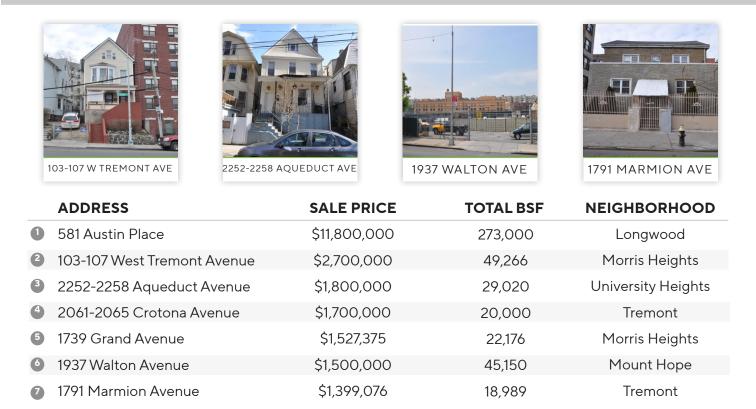
COMPLETE MIXED-USE MARKET METRICS



For More Information, Contact:

Q1 2021 BRONX

DEVELOPMENT SITES



* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

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

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COMPLETE DEVELOPMENT SITE MARKET METRICS

7\$22.43M457,601TRANSACTIONS
SOLD\$ VOLUME
SOLDBSF
SOLD

For More Information, Contact:

YEAR OVER YEAR

COMPARED TO Q1-2020

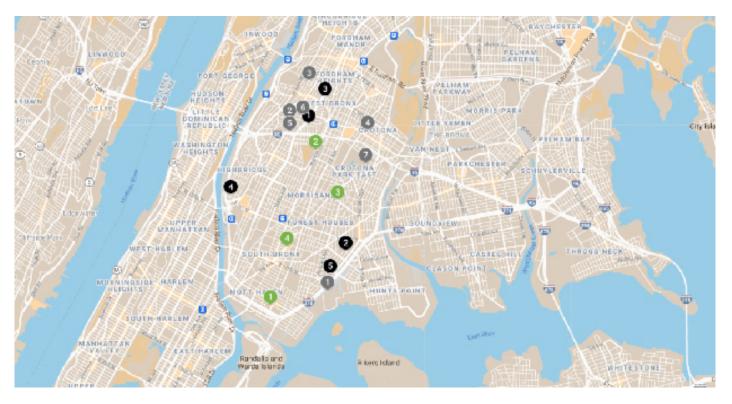
**Summary of Q1 Transactions in The Bronx



THE BRONX

| | MULTIFAMILY | MIXED-USE | DEVELOPMENT |
|---------|---------------------------|---------------------------|--------------------------|
| \$/SF | \$162 -28% YoY | \$165 -41% YoY | \$60/взг -60% YoY |
| | | | |
| \$/UNIT | \$181,032 -32% YoY | \$136,219 -32% YoY | - |

For More Information, Contact:



MULTIFAMILY

- 124 East 177th Street
- 2 923 Kelly Street
- 3 2170 Creston Avenue
- 993 Summit Avenue
- 695 Beck Street

MIXED USE

- 260 Brook Avenue
- 346 East 173rd Street
- 41 Jennings Street
- 4 777-779 Elton Avenue

DEVELOPMENT SITES

- 581 Austin Place
- 2 103-107 West Tremont Avenue
- 2252-2258 Aqueduct Avenue
- 4 2061-2065 Crotona Avenue
- 5 1739 Grand Avenue
- I937 Walton Avenue
- 1791 Marmion Avenue

THE BRONX TEAM



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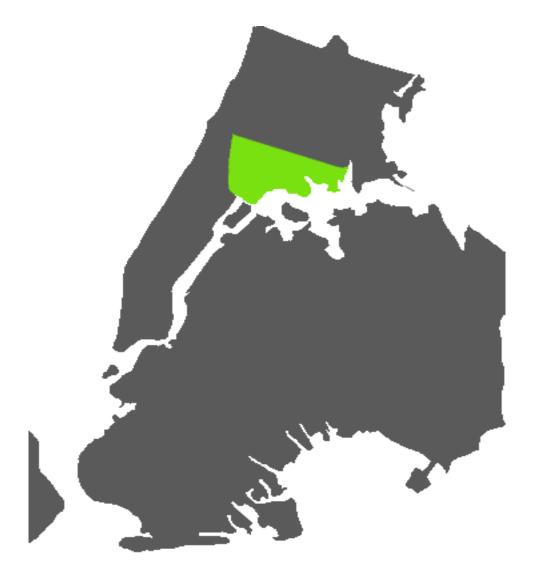
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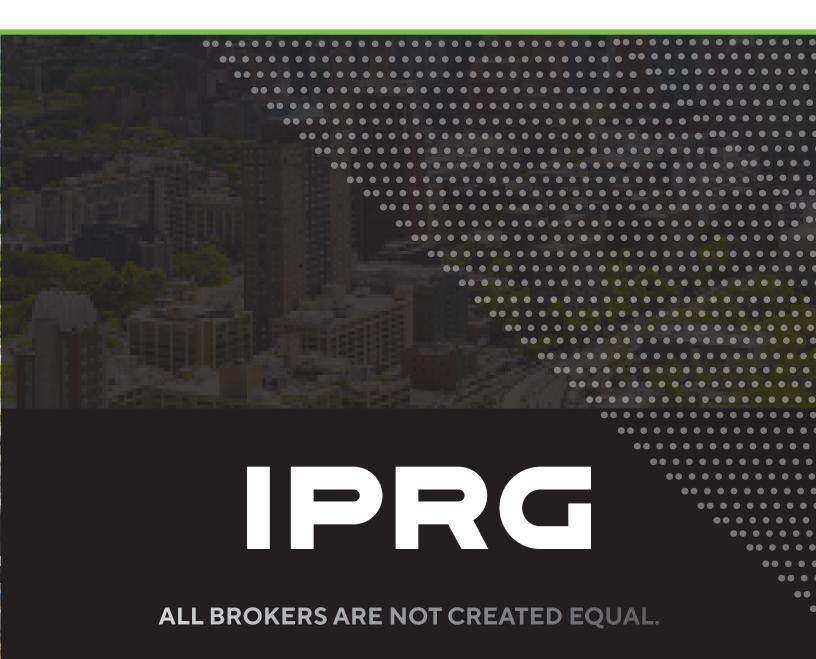






INVESTMENT PROPERTY REALTY GROUP

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