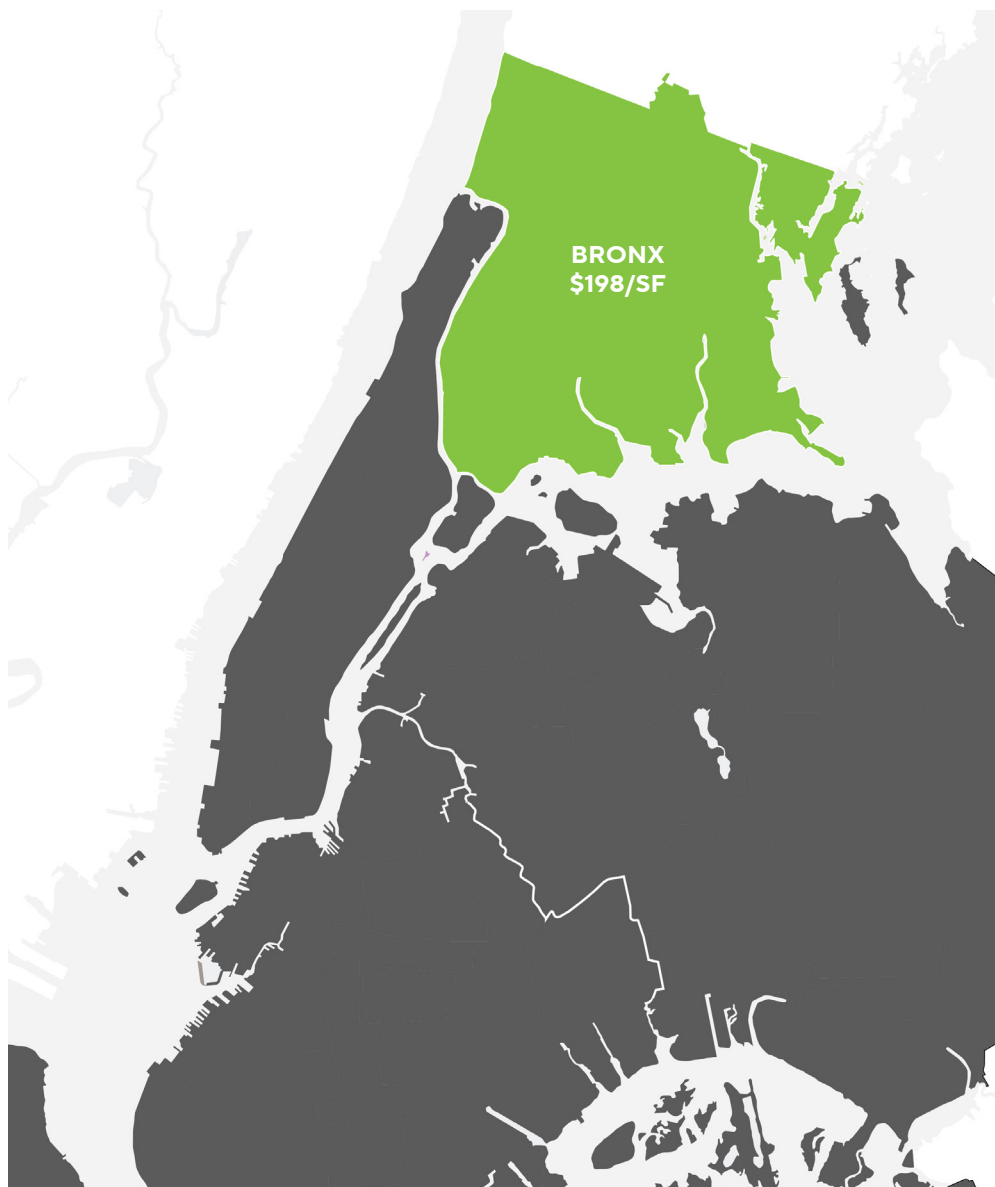


THE BRONX MARKET REPORT

Q3 2021

THE BRONX MARKET OVERVIEW

AVERAGE PRICE/SF BY TERRITORY



Q3

18

CLOSED TRANSACTIONS

The total number of closed transactions in Q3 2021 decreased by **42%** compared to Q3 2020.

\$138M

CLOSED DOLLAR VOLUME

The total dollar volume in Q3 2021 increased by **17%** compared to Q3 2020.

BRONX Q3 2021 CLOSED TRANSACTIONS

9

MULTIFAMILY
TRANSACTIONS SOLD
-25% YoY

3

MIXED-USE
TRANSACTIONS SOLD
-73% YoY

6

DEVELOPMENT
TRANSACTIONS SOLD
-25% YoY

THE BRONX

Q3 2021 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$137.7M

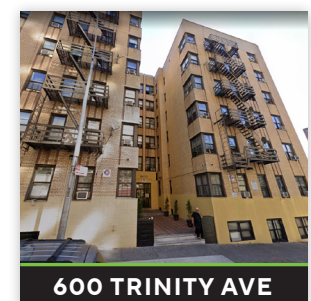
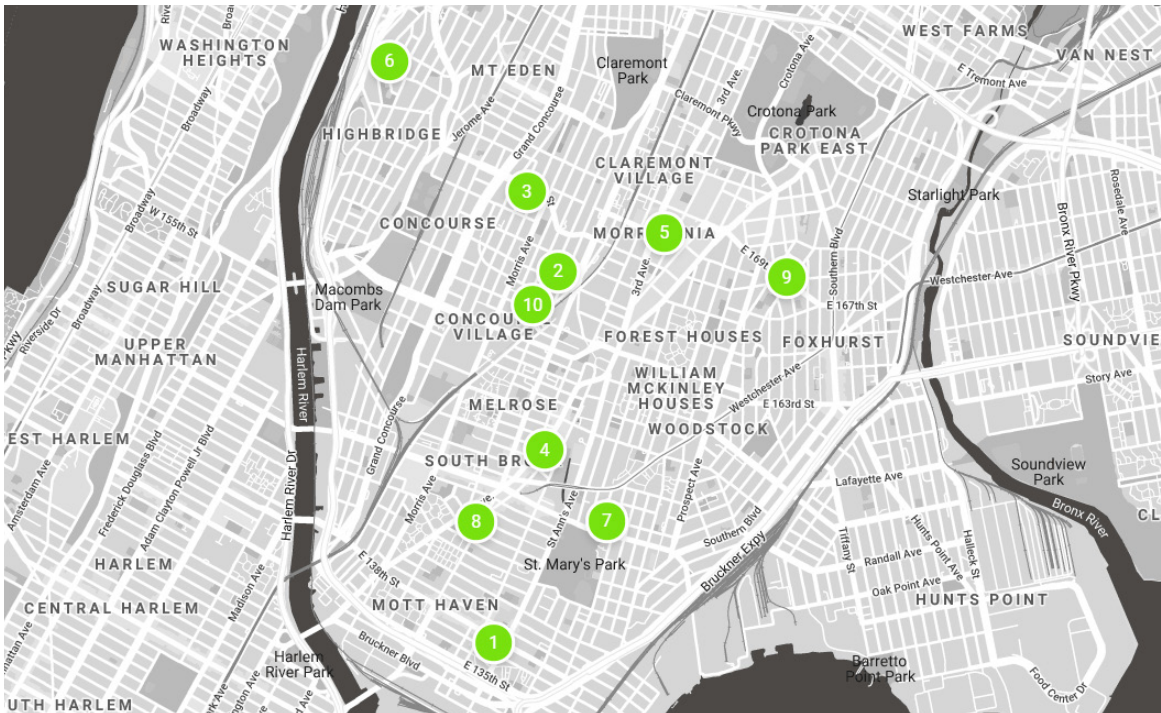
\$ VOLUME SOLD

697

UNITS SOLD

177,121

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	12 Building Portfolio	\$40,250,000	246	Mixed Use
2	5 Building Portfolio	\$25,047,903	97	Multi-Family
3	230 East 167th Street	\$13,550,000	83	Mixed Use
4	2970 3rd Avenue	\$8,750,000	*48,040 BSF	Development
5	547 East 168th Street	\$8,650,000	64	Multi-Family
6	1344 University Avenue	\$7,600,000	51	Multi-Family
7	600 Trinity Avenue	\$5,675,000	48	Multi-Family
8	457 Willis Avenue	\$5,200,000	*48,411 BSF	Development
9	899 East 169th Street	\$4,410,000	39	Mixed Use
10	957-959 Teller Avenue	\$2,839,369	16	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - September 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

IPRG TEAM



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THE BRONX Q3 2021 REPORT

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