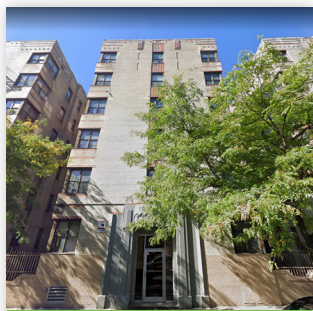




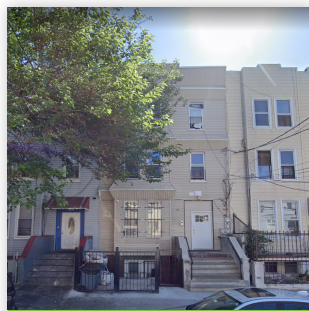
BRONX
MARKET REPORT
Q4 2021



1815 MONROE AVE



115 EAST 169TH ST



1326 CHRISHOLM ST



1046 GRANT AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1815 Monroe Avenue	\$7,450,000	67	Mount Hope
2	115 East 169th Street	\$5,115,000	37	Concourse
3	1326 Chrisholm Street	\$3,000,000	9	Foxhurst
4	1046 Grant Avenue	\$1,550,000	3	Concourse Village

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 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 MULTIFAMILY MARKET METRICS

4

TRANSACTIONS
SOLD

\$17.12M

\$ VOLUME
SOLD

116

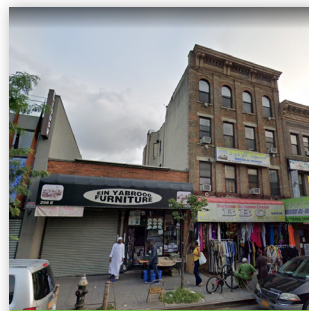
UNITS
SOLD



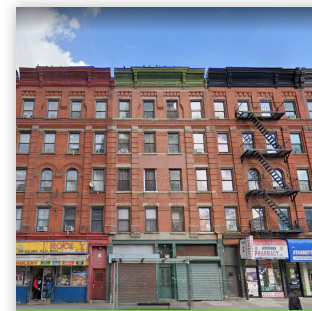
1971-1975 GRAND AVE



1893 ANDREWS AVE



296-298 EAST 149TH ST



387 EAST 138TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1971-1975 Grand Avenue	\$27,000,000	85	Morris Heights
2	1893 Andrews Avenue	\$8,040,000	60	Morris Heights
3	296-298 East 149th Street	\$3,250,000	5	Mott Haven
4	387 East 138th Street	\$2,975,000	12	Mott Haven
5	122 West 167th Street	\$1,575,000	7	High Bridge
6	175 West 165th Street	\$1,550,000	5	High Bridge

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 2021

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

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COMPLETE MIXED-USE MARKET METRICS

6

TRANSACTIONS
SOLD

\$44.39M

\$ VOLUME
SOLD

174

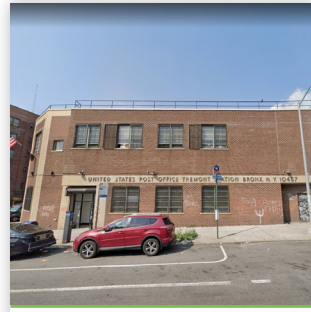
UNITS
SOLD



350 GRAND CONCOURSE



1340 EAST BAY AVE



575 EAST TREMONT AVE



2005 JEROME AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	350 Grand Concourse	\$21,200,000	187,824	Mott Haven
2	1340 East Bay Avenue	\$11,871,571	240,000	Hunts Point
3	575 East Tremont Avenue	\$6,240,000	50,685	Tremont
4	2005 Jerome Avenue	\$4,600,000	72000	Morris Heights
5	1824, 1826, 1828 Anthony Avenue	\$4,050,000	55,728	Mount Hope
6	17-23 East Tremont Avenue	\$4,000,000	29498	Mount Hope
7	707-709 East Tremont Avenue	\$3,700,000	20815	Tremont
8	452 Concord Avenue	\$3,500,000	33,712	Mott Haven
9	1260 & 1268 Shakespeare Avenue	\$2,000,000	25800	High Bridge
10	1045, 1047, 1049 Ogden Avenue	\$1,850,000	24,079	High Bridge
11	788 Fairmount Place	\$1,450,000	18,576	Tremont
12	668 & 672 Union Avenue	\$1,370,000	21375	Woodstock
13	1506 Southern Boulevard	\$1,325,000	20,000	Fairmont - Claremont Village
14	1315 Findlay Avenue	\$1,225,000	12,872	Mount Eden

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 2021

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COMPLETE DEVELOPMENT SITE MARKET METRICS

14

TRANSACTIONS
SOLD

\$68.38M

\$ VOLUME
SOLD

812,964

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in The Bronx



24

OF TRANSACTIONS

↓ -17% YoY



\$129.89M

DOLLAR VOLUME

↓ -20% YoY



290

OF UNITS

↓ -68% YoY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$288 +54% YoY	\$284 +8% YoY	\$93/BSF +27% YoY
\$/UNIT	\$274,860 +72% YoY	\$314,094 +25% YoY	-

For More Information, Contact:

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 1815 Monroe Avenue
- 2 115 East 169th Street
- 3 1326 Chrisholm Street
- 4 1046 Grant Avenue

- 5 1971-1975 Grand Avenue
- 6 1893 Andrews Avenue
- 7 296-298 East 149th Street
- 8 387 East 138th Street
- 9 122 West 167th Street
- 10 175 West 165th Street

- 11 350 Grand Concourse
- 12 1340 East Bay Avenue
- 13 575 East Tremont Avenue
- 14 2005 Jerome Avenue
- 15 1824, 1826, 1828 Anthony Avenue
- 16 17-23 East Tremont Avenue
- 17 707-709 East Tremont Avenue
- 18 452 Concord Avenue
- 19 1260 & 1268 Shakespeare Avenue
- 20 1045, 1047, 1049 Ogden Avenue
- 21 788 Fairmount Place
- 22 668 & 672 Union Avenue
- 23 1506 Southern Boulevard
- 24 1315 Findlay Avenue

THE BRONX TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



THE BRONX Q4 2021 REPORT

THE BRONX TEAM

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