



**THE BRONX**  
**MARKET REPORT**

**Q1 2022**

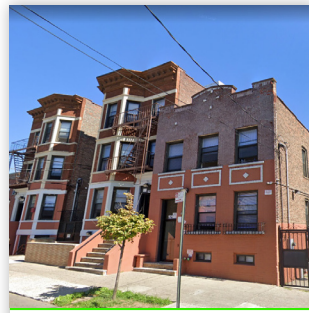
**IPRG**



14 BUILDING PACKAGE



1738 UNIVERSITY AVE



1214, 1216, 1218 HOE AVE



612 EAST 180TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	14 Building Package	\$35,000,000	350	Morrisania
2	1738 University Avenue	\$11,470,000	72	Morris Heights
3	1214, 1216, 1218 Hoe Avenue	\$5,017,132	59	Foxhurst
4	612 East 180th Street	\$2,935,000	26	Tremont
5	1777-1779 Monroe Avenue	\$2,700,000	4	Mount Hope
6	700 East 134th Street	\$2,600,000	20	Port Morris
7	1182 Clay Avenue	\$2,135,000	12	Concourse Village
8	1652-1654 Grand Avenue	\$2,100,000	4	Morris Heights
9	308 East 151st Street	\$1,453,000	9	Melrose

\* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

\* 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

9

TRANSACTIONS  
SOLD

\$65.41M

\$ VOLUME  
SOLD

556

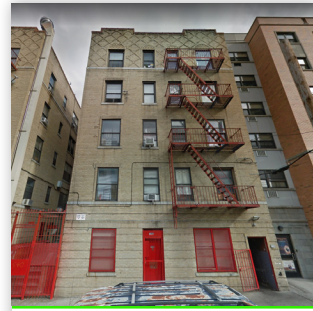
UNITS  
SOLD



276 GRAND CONCOURSE



1515 GRAND CONCOURSE



540 CONCORD AVE



505 EAST 178TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	276 Grand Concourse	\$50,000,000	217	Mott Haven
2	1515 Grand Concourse	\$14,400,000	76	Mount Eden
3	540 Concord Avenue	\$6,800,000	38	Mott Haven
4	505 East 178th Street	\$3,800,000	24	Tremont
5	51 Bruckner Boulevard	\$1,850,000	5	Port Morris
6	1357 Webster Avenue	\$1,750,000	9	Mount Eden
7	1080 Intervale Avenue	\$1,050,000	6	Foxhurst

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COMPLETE MIXED-USE MARKET METRICS

**7**  
TRANSACTIONS  
SOLD

**\$79.65M**  
\$ VOLUME  
SOLD

**375**  
UNITS  
SOLD



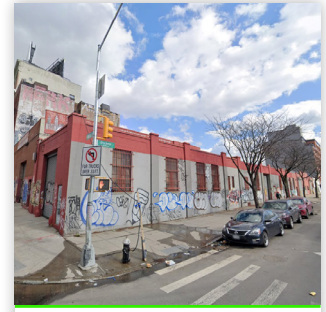
120 EAST 144TH ST



138 BRUCKNER BLVD



110 EAST 138TH ST



91 BRUCKNER BLVD & 402 EAST 134TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	120 East 144th Street	\$41,500,000	320,695	Mott Haven
2	138 Bruckner Boulevard	\$35,000,000	304,612	Port Morris
3	110 East 138th Street	\$16,125,000	132,739	Mott Haven
4	91 Bruckner Blvd & 402 East 134th St	\$8,425,000	60,999	Port Morris
5	3 Site Package	\$6,300,000	93,342	Morrisania
6	1401 Cromwell Avenue	\$5,575,000	89,813	High Bridge
7	1004, 1008, 1010 Washington Ave	\$4,200,000	33,135	Morrisania
8	1465 Jerome Avenue	\$2,375,000	54,000	High Bridge
9	66 East 177th Street	\$2,375,000	37,625	Mount Hope
10	1624 Sedgwick Avenue	\$2,245,000	20,984	Morris Heights
11	407-409 East 158th Street	\$2,215,000	17,200	Melrose
12	1688-1690 Weeks Avenue	\$2,200,000	34,314	Mount Eden
13	1311 Morris Avenue	\$1,200,000	14,000	Mount Eden
14	2138 Honeywell Avenue	\$1,119,116	17,788	West Farms
15	998 Washington Avenue	\$1,000,000	21,672	Morrisania

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COMPLETE DEVELOPMENT SITE MARKET METRICS

**15**  
TRANSACTIONS  
SOLD

**\$131.85M**  
\$ VOLUME  
SOLD

**1,252,918**  
BSF  
SOLD

**YEAR OVER YEAR**

COMPARED TO Q1-2021

\*\*Summary of Q1 Transactions in The Bronx



**31**

# OF TRANSACTIONS

↑ +94% YoY



**\$276.914M**

DOLLAR VOLUME

↑ +458% YoY



**931**

# OF UNITS

↑ +398% YoY

**THE BRONX**

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	<b>\$225</b> +40% YoY	<b>\$276</b> +66% YoY	<b>\$91/BSF</b> +52% YoY
\$/UNIT	<b>\$236,287</b> +31% YoY	<b>\$213,802</b> +57% YoY	<b>N/A</b>

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- ➊ 14 Building Package
- ➋ 1738 University Avenue
- ➌ 1214, 1216, 1218 Hoe Avenue
- ➍ 612 East 180th Street
- ➎ 1777-1779 Monroe Avenue
- ➏ 700 East 134th Street
- ➐ 1182 Clay Avenue
- ➑ 1652-1654 Grand Avenue
- ➒ 308 East 151st Street
- ➓ 276 Grand Concourse
- ➓ 1515 Grand Concourse
- ➓ 540 Concord Avenue
- ➓ 505 East 178th Street
- ➓ 51 Bruckner Boulevard
- ➓ 1357 Webster Avenue
- ➓ 1080 Intervale Avenue
- ➓ 120 East 144th Street
- ➓ 138 Bruckner Boulevard
- ➓ 110 East 138th Street
- ➓ 91 Bruckner Blvd & 402 East 134th St
- ➓ 3 Site Package
- ➓ 1401 Cromwell Avenue
- ➓ 1004, 1008, 1010 Washington Ave
- ➓ 1465 Jerome Avenue
- ➓ 66 East 177th Street
- ➓ 1624 Sedgwick Avenue
- ➓ 407-409 East 158th Street
- ➓ 1688-1690 Weeks Avenue
- ➓ 1311 Morris Avenue
- ➓ 2138 Honeywell Avenue
- ➓ 998 Washington Avenue

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**1**  
POWERFUL  
TEAM

**700+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES



### THE BRONX TEAM

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