

An aerial photograph of the Bronx, New York, featuring a dense urban landscape with numerous high-rise apartment buildings. In the lower center, the large, circular Yankee Stadium is prominent, surrounded by parking lots and greenery. The sky above is filled with soft, white clouds.

# **THE BRONX MARKET REPORT**

**JULY 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## THE BRONX JULY 2022 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$14.14M

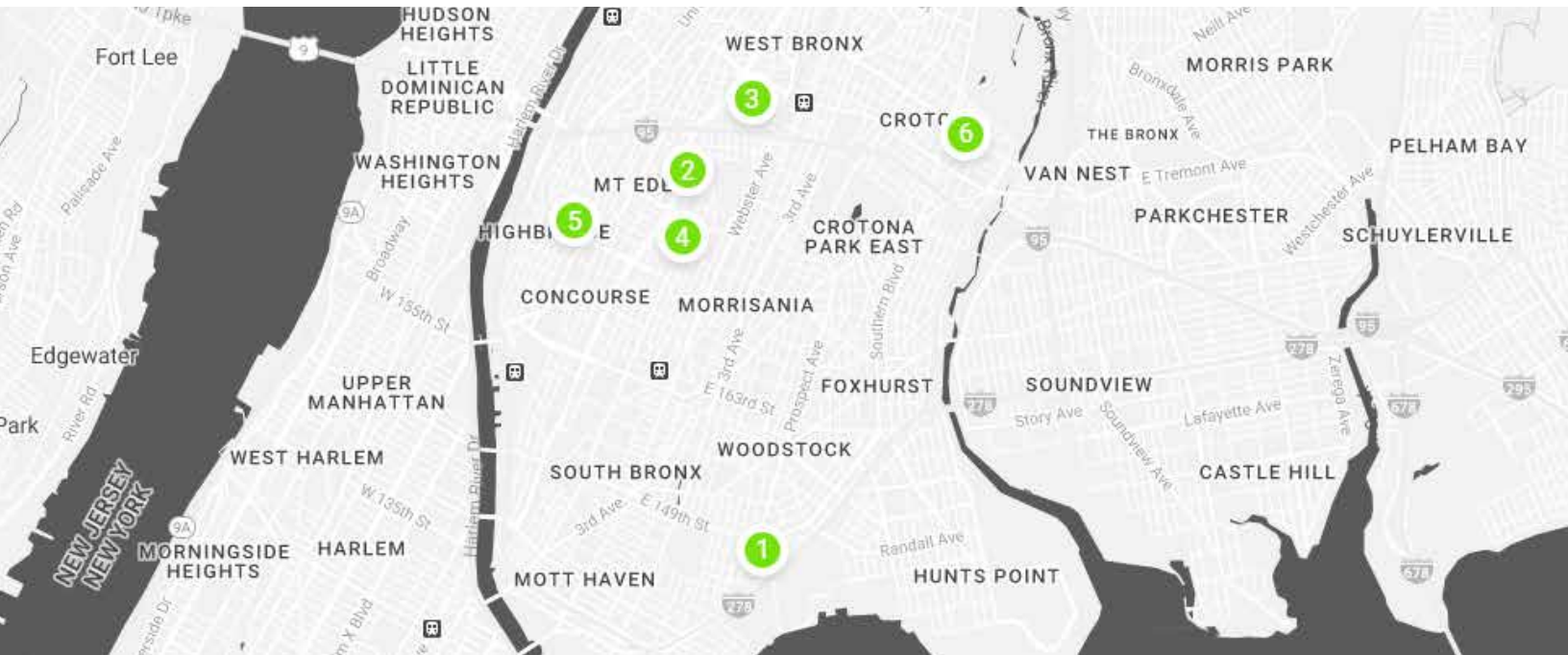
\$ VOLUME SOLD

49

UNITS SOLD

111,155

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	864 East 149th Street	\$6,405,000	Mott Haven	Multi-Family	44
2	1540 Grand Concourse	\$2,300,000	Mount Eden	Development	*80,277 BSF
3	245-247 E 176th Street	\$1,600,000	Mount Hope	Multi-Family	2
4	1331 Morris Avenue	\$1,500,000	Mount Eden	Development	*14,878 BSF
5	1246 Woodycrest Avenue	\$1,180,000	High Bridge	Multi-Family	3
6	896 East 180th Street	\$1,150,000	West Farms	Development	*16,000 BSF

\*Development Site / Buildable Square Footage



864 EAST 149TH ST



1540 GRAND CONCOURSE



245-247 E 176TH ST



1331 MORRIS AVE

# THE BRONX

## JULY 2022 MARKET ANALYSIS

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

**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 JUNE 2022

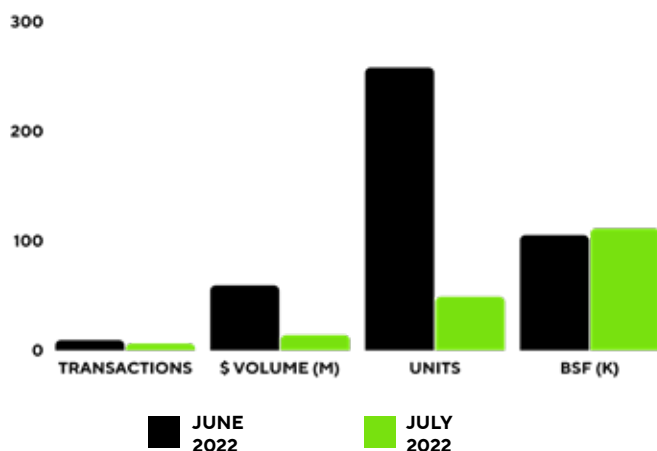
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JUNE 2022</b>	9	\$59,307,000	258	104,710
<b>JULY 2022</b>	6	\$14,135,000	49	111,155
<b>% of CHANGE</b>	↓ -33% MoM	↓ -76% MoM	↓ -81% MoM	↑ +6% MoM

### YEAR OVER YEAR

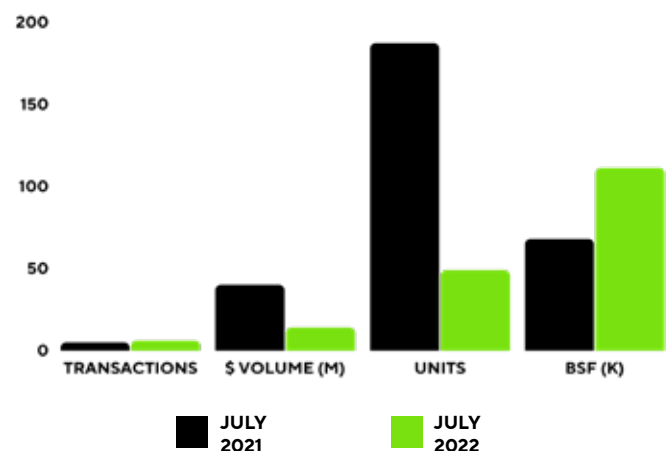
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2021</b>	5	\$40,147,903	187	68,000
<b>JULY 2022</b>	6	\$14,135,000	49	111,155
<b>% of CHANGE</b>	↑ +20% YoY	↓ -65% YoY	↓ -74% YoY	↑ +63% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



## Contact the Bronx Team For More Information

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# IPRG

## THE BRONX JULY 2022 REPORT

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