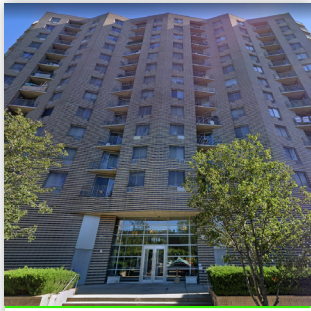




BRONX MARKET REPORT

Q2 2022

INVESTMENT PROPERTY REALTY GROUP



1514 SEDGWICK AVE



1978 ANTHONY AVE



955 SHERIDAN AVE



1801 & 1809 MARMION AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1514 Sedgwick Avenue	\$22,500,000	96	Morris Heights
2	1978 Anthony Avenue	\$19,750,000	61	Mount Hope
3	955 Sheridan Avenue	\$12,000,000	92	Concourse Village
4	1801 & 1809 Marmion Avenue	\$6,600,000	56	Tremont
5	2114 Daly Avenue	\$4,100,000	27	West Farms
6	1355-1359 Findlay Avenue	\$3,930,000	22	Mount Eden
7	1818 Clay Avenue	\$3,925,000	25	Mount Hope
8	522 East 142nd Street	\$3,500,000	20	Mott Haven
9	1178 Washington Avenue	\$1,740,500	16	Morrisania
6	1110 College Avenue	\$1,650,000	11	Concourse Village
7	541 Coster Street	\$1,500,000	6	Hunts Point
8	922 Melrose Avenue	\$1,160,000	7	Melrose
7	1522 Bryant Avenue	\$1,100,000	11	Fairmont - Claremont

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2022 - June 30, 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

13
TRANSACTIONS
SOLD

\$83.46M
\$ VOLUME
SOLD

450
UNITS
SOLD



2001 ARTHUR AVE



1127 SHERIDAN AVE



1039 SIMPSON ST



718-726 EAST 149TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	2001 Arthur Avenue	\$12,500,000	46	Tremont
2	1127 Sheridan Avenue	\$8,000,000	53	Concourse Village
3	1039 Simpson Street	\$7,975,000	37	Foxhurst
4	718-726 East 149th Street	\$6,607,000	41	Mott Haven
5	144-148 Bruckner Boulevard	\$5,450,000	25	Port Morris
6	552 Morris Avenue	\$3,800,000	6	Melrose
7	465 East 167th Street	\$3,348,400	24	Morrisania
8	543 East 137th Street	\$1,600,000	14	Mott Haven
9	217 Saint Anns Avenue	\$1,325,000	9	Mott Haven

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2022 - June 30, 2022

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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

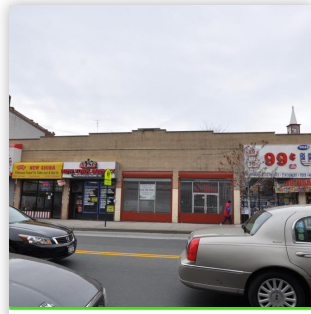
9
TRANSACTIONS
SOLD

\$50.61M
\$ VOLUME
SOLD

255
UNITS
SOLD



860 COURTLANDT AVE



3037 3RD AVE



101-115 EAST MOUNT EDEN AVE



53 EAST 177TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	860 Courtlandt Avenue	\$8,700,000	81,490	Melrose
2	3037 3rd Avenue	\$6,150,000	34,400	Melrose
3	101-115 East Mount Eden Avenue	\$4,150,000	58,498	Mount Eden
4	53 East 177th Street	\$4,125,000	45,150	Mount Hope
5	447, 451, 453 Wales Avenue	\$3,448,000	42,312	Mott Haven
6	961 Westchester Avenue	\$2,500,000	28,056	Foxhurst
7	1164-1168 Fox Street	\$2,300,000	30,100	Foxhurst
8	1818 Prospect Avenue	\$1,500,000	23,220	Tremont

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2022 - June 30, 2022

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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 DEVELOPMENT SITE MARKET METRICS

8

TRANSACTIONS
SOLD

\$32.87M

\$ VOLUME
SOLD

343,226

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in The Bronx



30

OF TRANSACTIONS

↑ +76% YoY



\$166.93M

DOLLAR VOLUME

↑ +126% YoY



705

OF UNITS

↑ +233% YoY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$204 +55% YoY	\$311 +65% YoY	\$95/BSF +1% YoY
\$/UNIT	\$172,571 +45% YoY	\$227,970 +80% YoY	N/A

For More Information, Contact:

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1 1514 Sedgwick Avenue 2 1978 Anthony Avenue 3 955 Sheridan Avenue 4 1801 & 1809 Marmion Avenue 5 2114 Daly Avenue 6 1355-1359 Findlay Avenue 7 1818 Clay Avenue 8 522 East 142nd Street 9 1178 Washington Avenue 10 1110 College Avenue 11 541 Coster Street 12 922 Melrose Avenue 13 1522 Bryant Avenue | <ul style="list-style-type: none"> 14 2001 Arthur Avenue 15 1127 Sheridan Avenue 16 1039 Simpson Street 17 718-726 East 149th Street 18 144-148 Bruckner Boulevard 19 552 Morris Avenue 20 465 East 167th Street 21 543 East 137th Street 22 217 Saint Anns Avenue | <ul style="list-style-type: none"> 23 860 Courtlandt Avenue 24 3037 3rd Avenue 25 101-115 East Mount Eden Avenue 26 53 East 177th Street 27 447, 451, 453 Wales Avenue 28 961 Westchester Avenue 29 1164-1168 Fox Street 30 1818 Prospect Avenue |
|---|---|--|

THE BRONX TEAM



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1
POWERFUL
TEAM

750 +
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES

IPRG

THE BRONX Q2 2022 REPORT

THE BRONX TEAM

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