



THE BRONX MARKET REPORT

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

THE BRONX AUGUST 2022 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$12.06M

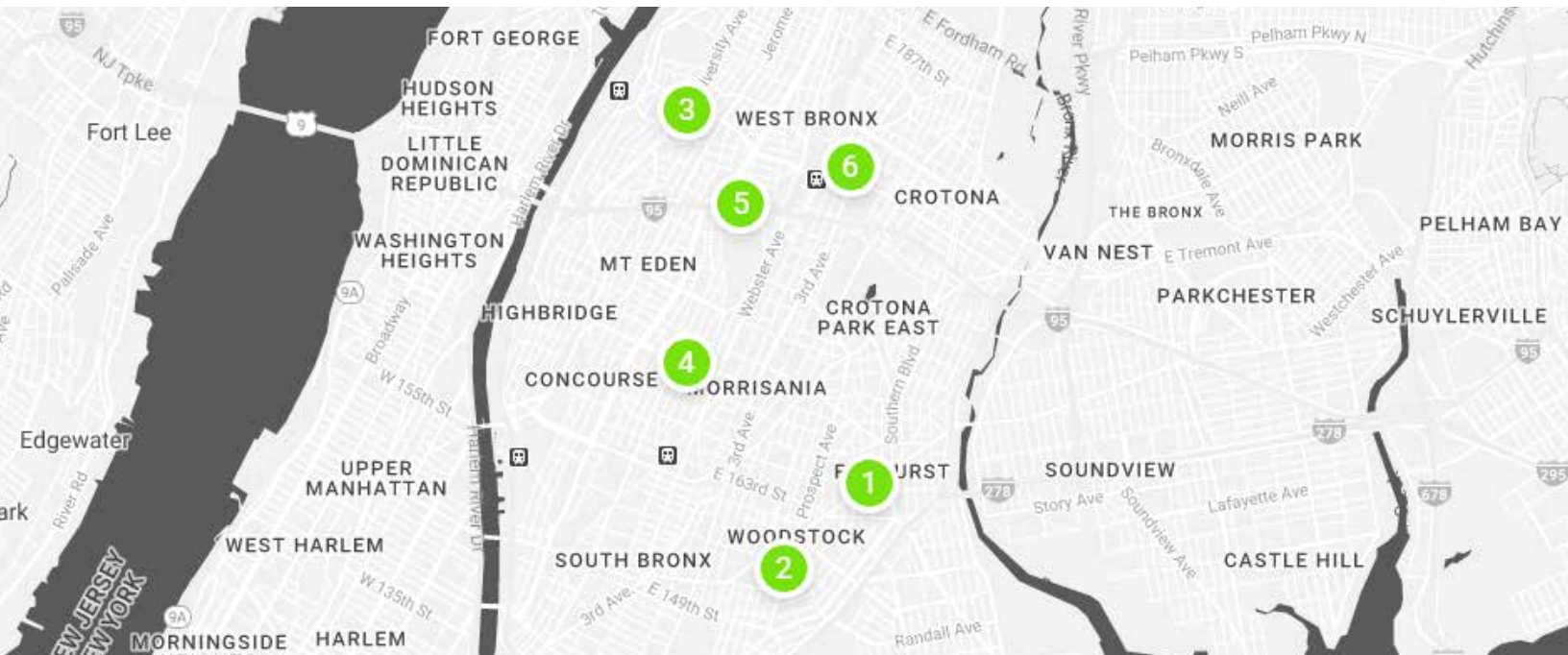
\$ VOLUME SOLD

51

UNITS SOLD

35,096

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	995 Westchester Avenue	\$3,400,000	Foxhurst	Mixed Use	15
2	729 Prospect Avenue	\$2,060,000	Woodstock	Multi-Family	17
3	1892-1896 University Avenue	\$1,975,000	Morris Heights	Development	*35,096 BSF
4	1220 College Avenue	\$1,905,000	Concourse Village	Multi-Family	11
5	1744 Weeks Avenue	\$1,530,000	Mount Hope	Multi-Family	4
6	1968 Bathgate Avenue	\$1,189,850	Tremont	Multi-Family	4

*Development Site / Buildable Square Footage



995 WESTCHESTER AVE



729 PROSPECT AVE



1892-1896 UNIVERSITY AVE



1220 COLLEGE AVE

THE BRONX

AUGUST 2022 MARKET ANALYSIS

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

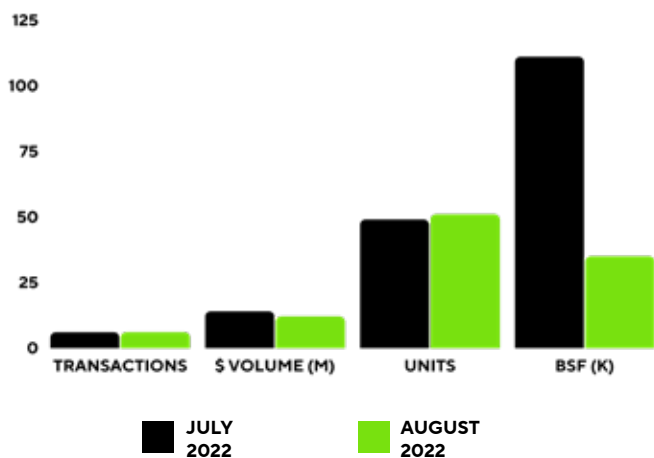
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	6	\$14,135,000	49	111,155
AUGUST 2022	6	\$12,059,850	51	35,096
% of CHANGE	0% MoM	↓-15% MoM	↑+4% MoM	↓-68% MoM

YEAR OVER YEAR

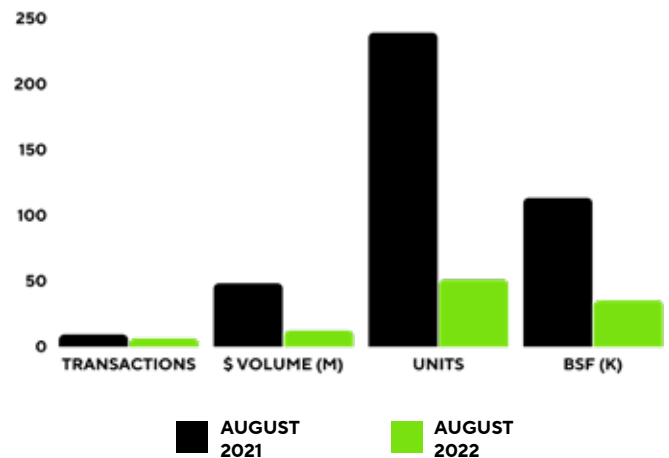
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	9	\$48,135,000	239	113,372
AUGUST 2022	6	\$12,059,850	51	35,096
% of CHANGE	↓-33% YoY	↓-75% YoY	↓-79% YoY	↓-69% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Bronx Team For More Information

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IPRG

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