



THE BRONX MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q3 MULTIFAMILY METRICS

9

TRANSACTIONS SOLD

\$40.17M

\$ VOLUME SOLD

223

UNITS SOLD



1838 VYSE AVE



PART OF 10 BUILDING PKG



864 EAST 149TH ST



729 PROSPECT AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1838 Vyse Avenue	\$12,200,000	Fairmont - Claremont Village	64
2	10 Building Package	\$12,100,000	Longwood	84
3	864 East 149th Street	\$6,405,000	Mott Haven	44
4	729 Prospect Avenue	\$2,060,000	Woodstock	17
5	1220 College Avenue	\$1,905,000	Concourse Village	11
6	245-247 E 176th Street	\$1,600,000	Mount Hope	2
7	1744 Weeks Avenue	\$1,530,000	Mount Hope	4
8	1968 Bathgate Avenue	\$1,189,850	Tremont	4
9	1246 Woodycrest Avenue	\$1,180,000	High Bridge	3

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2022 - September 30, 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

THE BRONX

Q3 MIXED-USE METRICS

2

TRANSACTIONS SOLD

\$7.43M

\$ VOLUME SOLD

36

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1006 Intervale Avenue	\$4,030,000	Foxhurst	21
2	995 Westchester Avenue	\$3,400,000	Foxhurst	15

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

THE BRONX Q3 DEVELOPMENT SITE METRICS

7

TRANSACTIONS SOLD

\$11.66M

\$ VOLUME SOLD

193,872

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1540 Grand Concourse	\$2,300,000	Mount Eden	80,277
2	1058 University Avenue	\$2,000,000	High Bridge	18,507
3	1892-1896 University Avenue	\$1,975,000	Morris Heights	35,096
4	3267 3rd Avenue	\$1,580,000	Morrisania	16,010
5	1331 Morris Avenue	\$1,500,000	Mount Eden	14,878
6	705-707 East 133rd Street	\$1,150,000	Port Morris	13,104
7	896 East 180th Street	\$1,150,000	West Farms	16,000

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

Q3 2022 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD
 +0% YoY

\$59.25M

\$ VOLUME SOLD
 -57% YoY

269

UNITS SOLD
 -61% YoY

193,872

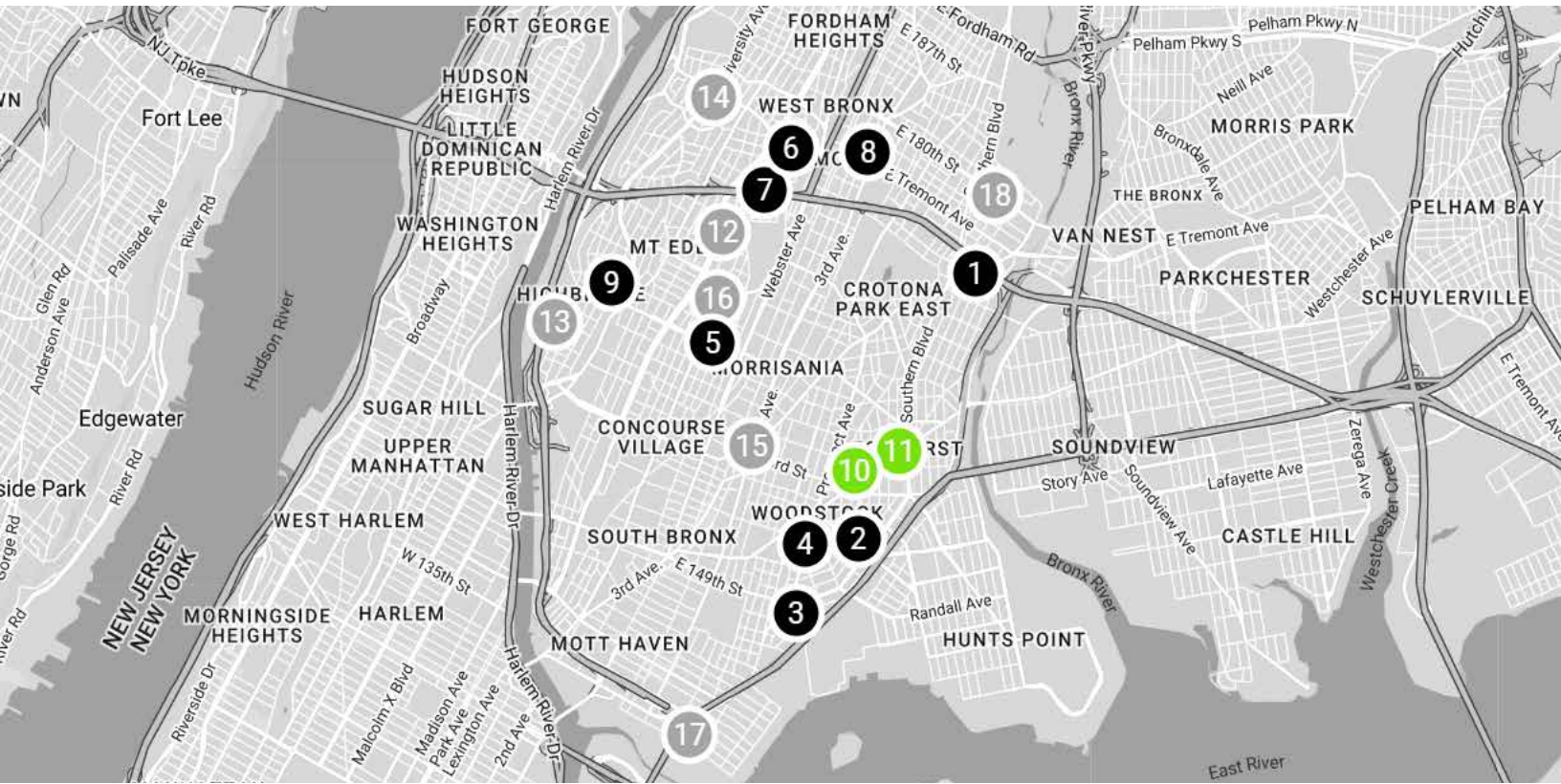
BUILDABLE SF SOLD
 +9% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$259 +96% YoY	\$280 +48% YoY	\$79 -16% YoY
\$/UNIT	\$294,211 +148% YoY	\$209,286 +65% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 1838 Vyse Avenue
- 2 10 Building Package
- 3 864 East 149th Street
- 4 729 Prospect Avenue
- 5 1220 College Avenue
- 6 245-247 E 176th Street
- 7 1744 Weeks Avenue
- 8 1968 Bathgate Avenue
- 9 1246 Woodycrest Avenue

MIXED USE

- 10 1006 Intervale Avenue
- 11 995 Westchester Avenue

DEVELOPMENT SITES

- 12 1540 Grand Concourse
- 13 1058 University Avenue
- 14 1892-1896 University Avenue
- 15 3267 3rd Avenue
- 16 1331 Morris Avenue
- 17 705-707 East 133rd Street
- 18 896 East 180th Street



CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**JOHN
LOCH**
718.360.4910
jloch@iprg.com

1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES