



# THE BRONX MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

## THE BRONX Q4 MULTIFAMILY METRICS

### 8

TRANSACTIONS SOLD

### \$83.58M

\$ VOLUME SOLD

### 552

UNITS SOLD



PART OF 4 BUILDING PKG



2105 DALY AVE



725-737 FOX ST



1329 MORRIS AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4 Building Package	\$33,600,000	Concourse Village	316
2	2105 Daly Avenue	\$25,400,000	West Farms	76
3	725-737 Fox Street	\$12,150,000	Longwood	106
4	1329 Morris Avenue	\$6,050,000	Mount Eden	21
5	1209 Washington Avenue	\$1,950,000	Morrisania	9
6	1207 Ogden Avenue	\$1,850,000	High Bridge	11
7	520 Wales Avenue	\$1,350,000	Mott Haven	9
8	1220 Simpson Street	\$1,225,000	Foxhurst	4

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 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

# THE BRONX

## Q4 MIXED-USE METRICS

**2**

TRANSACTIONS SOLD

**\$5.90M**

\$ VOLUME SOLD

**27**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	575 East 137th Street	\$3,250,000	Mott Haven	16
2	214 Saint Ann's Avenue	\$2,650,000	Mott Haven	11

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 2022**

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## THE BRONX Q4 DEVELOPMENT SITE METRICS

### 5

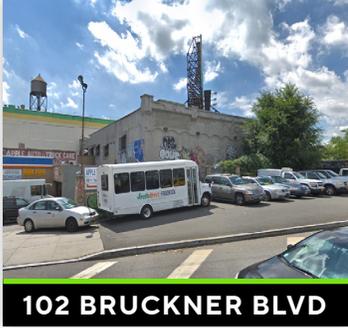
TRANSACTIONS SOLD

### \$13.63M

\$ VOLUME SOLD

### 105,274

BUILDABLE SF SOLD



102 BRUCKNER BLVD



338 EAST 150TH ST



760-762 EAST 138TH ST



53 WEST 174TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	102 Bruckner Boulevard	\$6,500,000	Port Morris	54180
2	338 East 150th Street	\$2,940,000	Melrose	26,020
3	760-762 East 138th Street	\$1,992,270	Port Morris	7200
4	53 West 174th Street	\$1,185,000	Morris Heights	8,400
5	51 West 174th Street	\$1,015,000	Morris Heights	9,474

\*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 2022**

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**Q4 2022 COMPLETE MARKET METRICS**

**15**

TRANSACTIONS SOLD  
 -38% YoY

**\$103.12M**

\$ VOLUME SOLD  
 -21% YoY

**579**

UNITS SOLD  
 +100% YoY

**105,274**

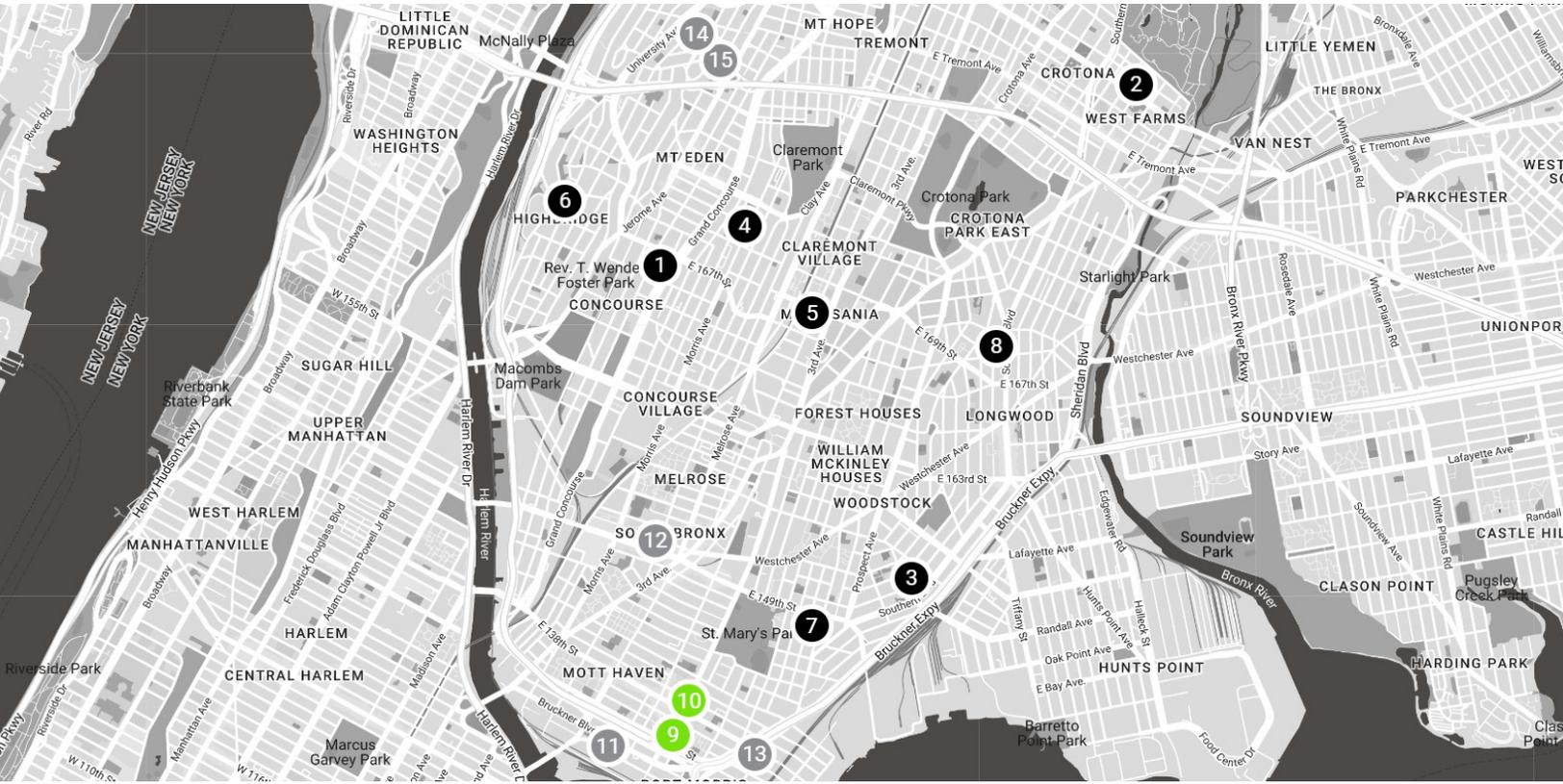
BUILDABLE SF SOLD  
 -87% YoY

**PRICE ANALYSIS BY TERRITORY**

**THE BRONX**

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$239 -17% YoY	\$281 -1% YoY	152 +63% YoY
\$/UNIT	\$210,545 -23% YoY	\$222,017 -29% YoY	N/A

\*Development Site / Buildable Square Footage



## MULTIFAMILY

- 1 4 Building Package
- 2 2105 Daly Avenue
- 3 725-737 Fox Street
- 4 1329 Morris Avenue
- 5 1209 Washington Avenue
- 6 1207 Ogden Avenue
- 7 520 Wales Avenue
- 8 1220 Simpson Street

## MIXED USE

- 9 575 East 137th Street
- 10 214 Saint Ann's Avenue

## DEVELOPMENT SITES

- 11 102 Bruckner Boulevard
- 12 338 East 150th Street
- 13 760-762 East 138th Street
- 14 53 West 174th Street
- 15 51 West 174th Street



CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**