



THE BRONX MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

THE BRONX OCTOBER 2022 COMPLETE MARKET METRICS

5

TRANSACTIONS SOLD

\$23.22M

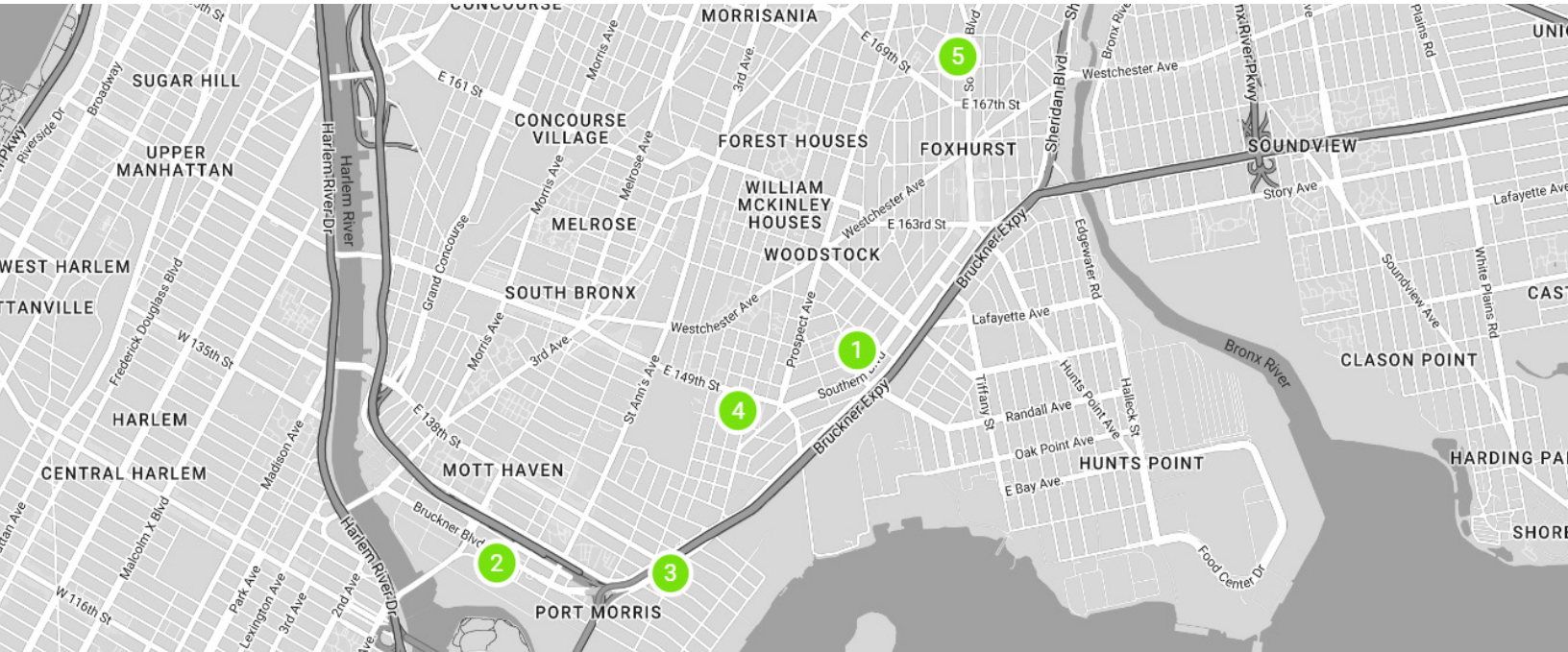
\$ VOLUME SOLD

119

UNITS SOLD

61,380

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	725-737 Fox Street	\$12,150,000	Longwood	Multi-Family	106
2	102 Bruckner Boulevard	\$6,500,000	Port Morris	Development	*54,180 BSF
3	760-762 East 138th Street	\$1,992,270	Port Morris	Development	*7,200 BSF
4	520 Wales Avenue	\$1,350,000	Mott Haven	Multi-Family	9
5	1220 Simpson Street	\$1,225,000	Foxhurst	Multi-Family	4

*Development Site / Buildable Square Footage



725-737 FOX ST



102 BRUCKNER BLVD



760-762 EAST 138TH ST



520 WALES AVE

THE BRONX

OCTOBER 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - October 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 SEPTEMBER 2022

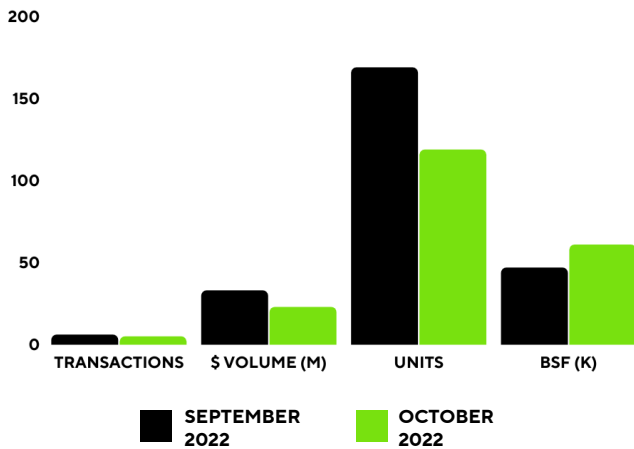
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	6	\$33,060,000	169	47,621
OCTOBER 2022	5	\$23,217,270	119	61,380
% of CHANGE	↓ -17% MoM	↓ -30% MoM	↓ -30% MoM	↑ +29% MoM

YEAR OVER YEAR

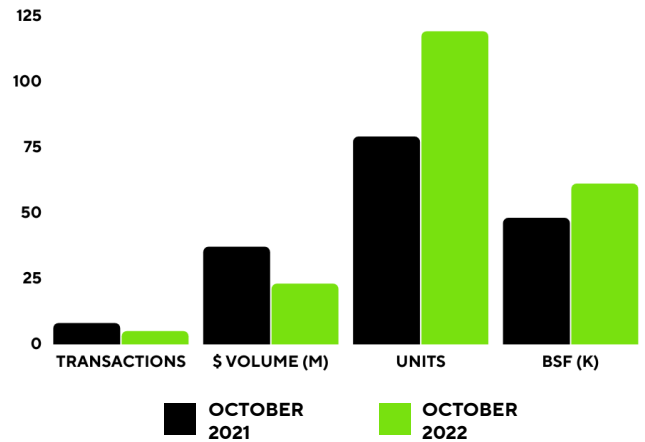
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	8	\$37,111,571	79	48,411
OCTOBER 2022	5	\$23,217,270	119	61,380
% of CHANGE	↓ -38% YoY	↓ -37% YoY	↑ +51% YoY	↑ +27% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Bronx Team For More Information

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IPRG

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