

An aerial photograph of the Bronx, New York, showing a dense urban landscape with numerous high-rise apartment buildings. In the foreground, the large, oval-shaped Yankee Stadium is visible, surrounded by parking lots and some greenery. The sky is overcast with grey clouds.

BRONX MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

BRONX

FEBRUARY 2023 COMPLETE MARKET METRICS

3

TRANSACTIONS SOLD

\$16.52M

\$ VOLUME SOLD

02

UNITS SOLD

61,404

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4 Parcel Portfolio	\$6,633,000	Foxhurst	Development	*61,404 BSF
2	601 East 137th Street	\$6,350,000	Mott Haven	Industrial	01
3	411 E 163rd Street	\$3,640,000	Morrisania	Industrial	01

*Development Site / Buildable Square Footage



4 PARCEL PORTFOLIO



601 EAST 137TH ST



411 E 163RD ST

BRONX

FEBRUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2023 - FEBRUARY 28, 2023

Zip Codes: 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10459, 10460, 10474

Neighborhoods: Mount Eden, Morrisania, Foxhurst

MONTH OVER MONTH

COMPARED TO JANUARY 2023

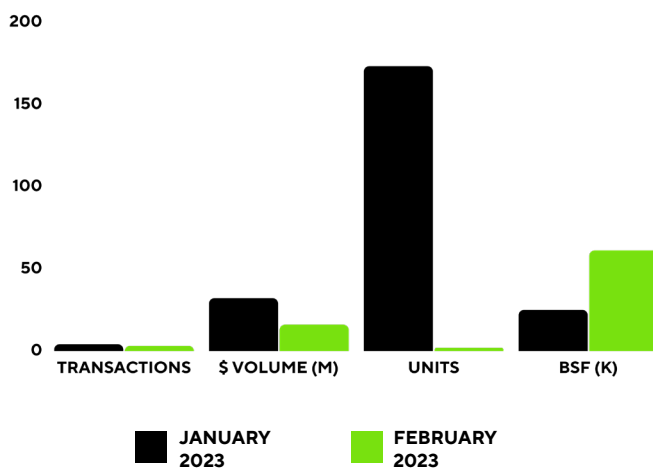
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	4	\$32,900,000	173	25,800
FEBRUARY 2023	3	\$16,623,000	2	61,404
% of CHANGE	↓ -25% MoM	↓ -49% MoM	↓ -99% MoM	↑ +138% MoM

YEAR OVER YEAR

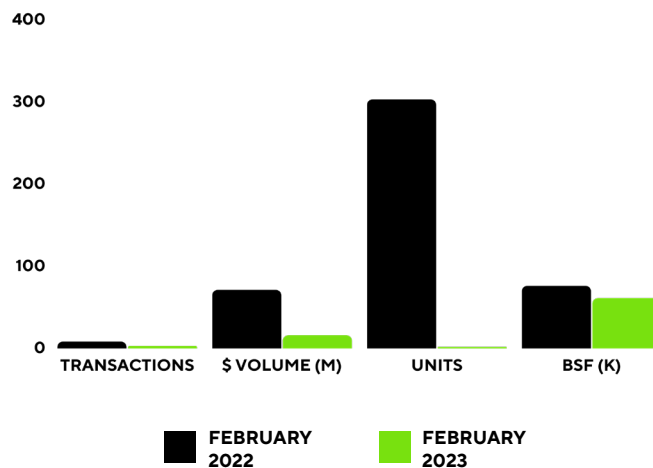
COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	8	\$71,039,116	303	76,397
FEBRUARY 2023	3	\$23,217,270	2	61,404
% of CHANGE	↓ -63% YoY	↓ -77% YoY	↓ -99% YoY	↓ -20% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact Bronx Team For More Information

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IPRG

BRONX FEBRUARY 2023 REPORT

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