



THE BRONX MARKET REPORT

JANUARY 2023

INVESTMENT PROPERTY REALTY GROUP

THE BRONX JANUARY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$32.90M

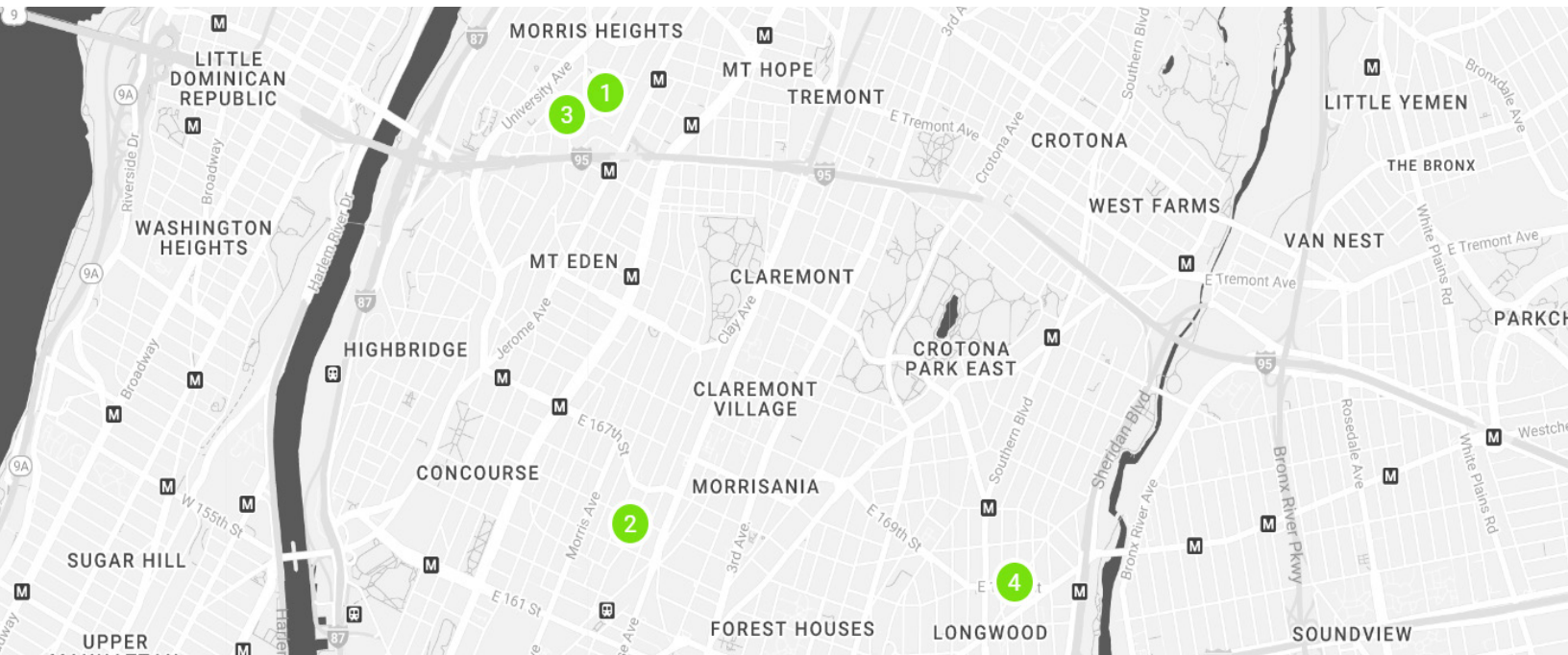
\$ VOLUME SOLD

173

UNITS SOLD

25,800

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	44-77 West 175th St & 1695 Grand Ave	\$26,500,000	Morris Heights	Multi-Family	154
2	1077 Teller Avenue	\$2,600,000	Concourse Village	Multi-Family	8
3	84 West 174th Street	\$2,400,000	Morris Heights	Development	*25,800 BSF
4	1129 Vyse Avenue	\$1,400,000	Foxhurst	Multi-Family	11

*Development Site / Buildable Square Footage



44-77 WEST 175TH ST



1077 TELLER AVE



84 WEST 174TH ST



1129 VYSE AVE

THE BRONX

JANUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2023 - JANUARY 30, 2023

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 DECEMBER 2022

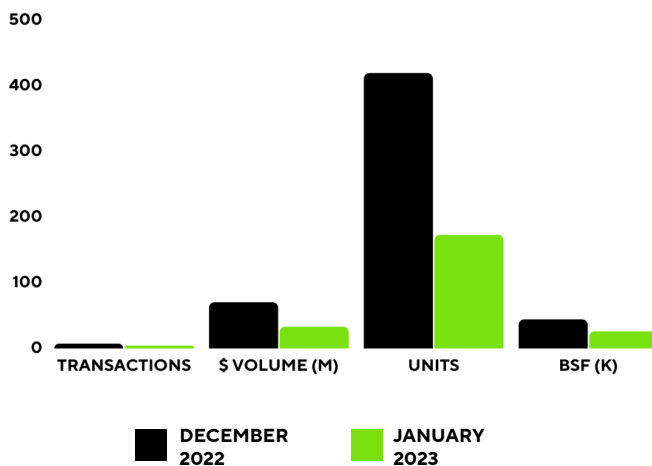
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	7	\$70,040,000	419	43,894
JANUARY 2023	4	\$32,900,000	173	25,800
% of CHANGE	↓ -43% MoM	↓ -53% MoM	↓ -59% MoM	↓ -41% MoM

YEAR OVER YEAR

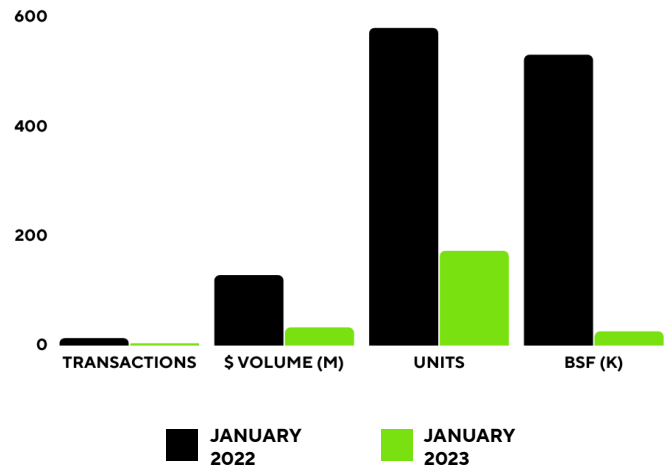
COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	13	\$128,080,132	580	530,960
JANUARY 2023	4	\$32,900,000	173	25,800
% of CHANGE	↓ -69% YoY	↓ -74% YoY	↓ -70% YoY	↓ -95% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Bronx Team For More Information

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IPRG

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