



# BRONX MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

## BRONX

### APRIL 2023 COMPLETE MARKET METRICS

**5**

**TRANSACTIONS SOLD**

**\$39.26M**

**\$ VOLUME SOLD**

**310**

**UNITS SOLD**

**11,352**

**BUILDABLE SF SOLD**

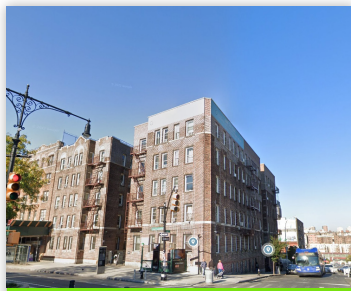


	ADDRESS	PRICE	NEIGHBORHOOD	ASSETTYPE	UNITS
1	1098-1112 Gerard Avenue	\$12,781,643	Concourse	Multi-Family	120
2	1197 Grand Concourse	\$10,175,440	Concourse	Multi-Family	58
3	1534 Selwyn Avenue	\$8,986,788	Mount Eden	Multi-Family	73
4	1065 Jerome Avenue	\$6,053,837	High Bridge	Multi-Family	59
5	1130 Sherman Avenue	\$1,265,000	Concourse Village	Development	11,352

\*Development Site / Buildable Square Footage



**1098-1112 GERARD AVE**



**1197 GRAND CON**



**1534 SELWYN AVE**



**1065 JEROME AVE**

# BRONX

## APRIL 2023 MARKET ANALYSIS

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

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

Neighborhoods: Mount Eden, Morrisania, Foxhurst

### MONTH OVER MONTH

COMPARED TO MARCH 2023

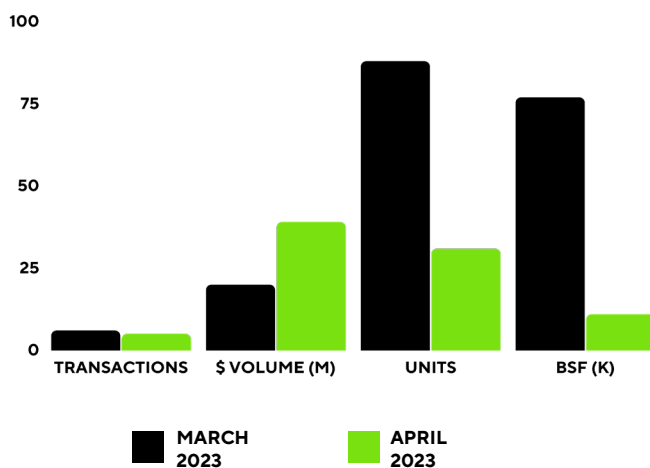
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>MARCH 2023</b>	6	\$20,300,000	88	77,435
<b>APRIL 2023</b>	5	\$39,262,708	310	11,352
<b>% of CHANGE</b>	↓ -17% MoM	↑ +93% MoM	↑ +252% MoM	↓ -85% MoM

### YEAR OVER YEAR

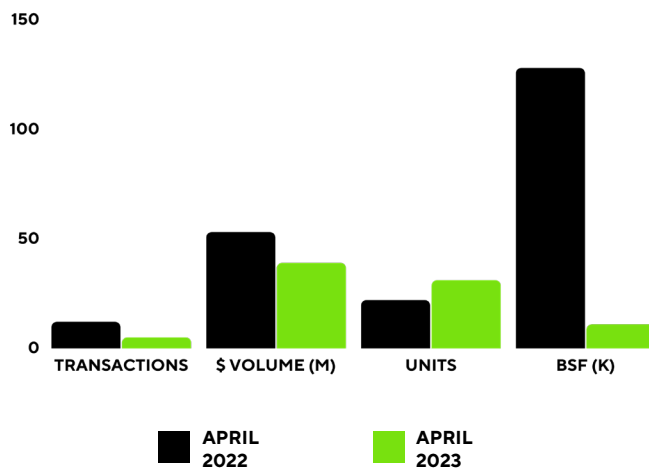
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>APRIL 2022</b>	12	\$53,201,900	221	128,866
<b>APRIL 2023</b>	5	\$39,262,708	310	11,352
<b>% of CHANGE</b>	↓ -58% YoY	↓ -26% YoY	↑ +40% YoY	↓ -91% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact Bronx Team For More Information

DEREK BESTREICH  
718.360.8802

STEVE REYNOLDS  
718.360.8807

BRIAN DAVILA  
718.360.8849

JOHN LOCH  
718.360.8517

# IPRG

## BRONX APRIL 2023 REPORT

### THE BRONX TEAM

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

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

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

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**JOHN  
LOCH**  
718.360.8517  
Jleuba@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)