

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

BRONX MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

BRONX MAY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$8.28M

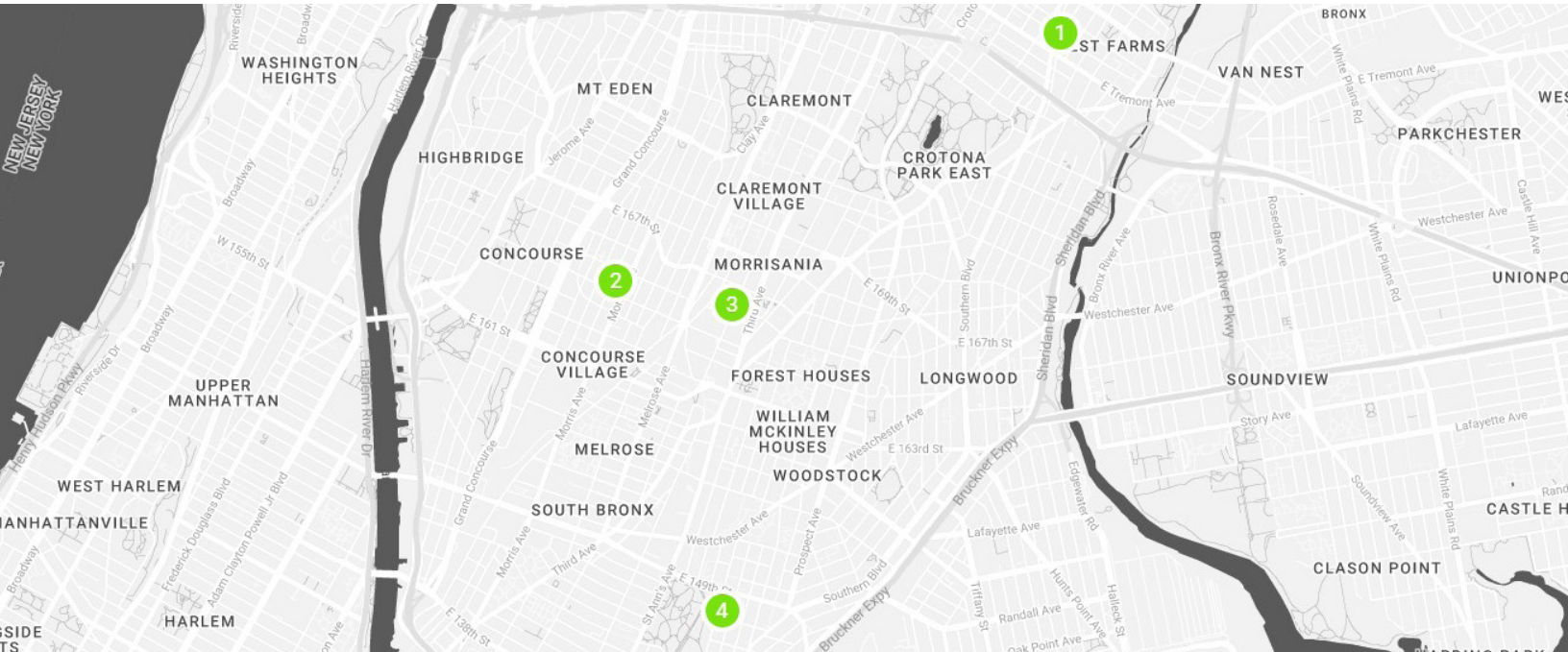
\$ VOLUME SOLD

40

UNITS SOLD

30,119

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2115 Mohegan Avenue	\$3,613,245	West Farms	Multi-Family	25
2	1054-1056 Grant Avenue	\$2,200,000	Concourse Village	Multi-Family	6
3	1109 Washington Avenue	\$1,300,000	Morrisania	Development	*30,119 (BSF)
4	504 Jackson Avenue	\$1,175,000	Mott Haven	Multi-Family	9

*Development Site / Buildable Square Footage



2115 MOHEGAN AVE



1054-1056 GRANT AVE



1109 WASHINGTON AVE



504 JACKSON AVE

BRONX

MAY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2023 - MAY 31, 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

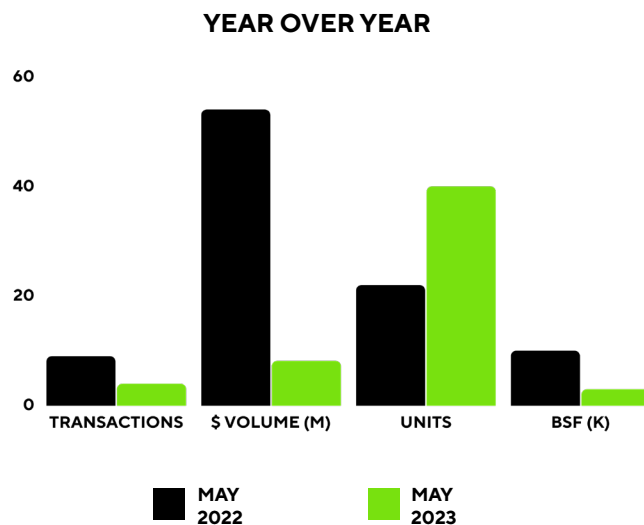
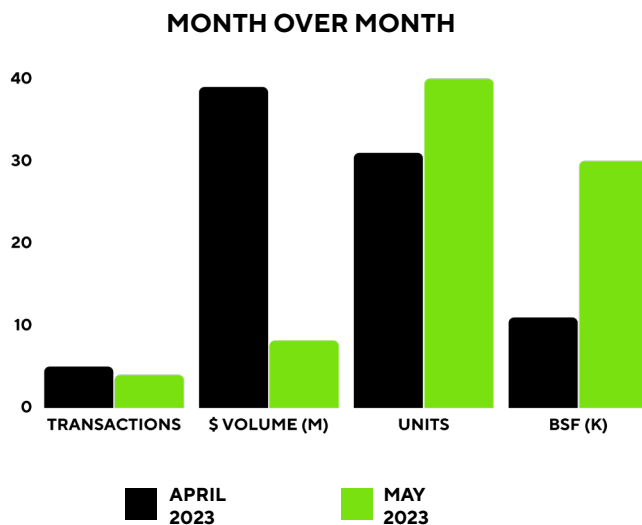
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	5	\$39,262,708	310	11,352
MAY 2023	4	\$8,288,245	40	30,119
% of CHANGE	↓ -20% MoM	↓ -79% MoM	↓ -87% MoM	↑ +165% MoM

YEAR OVER YEAR

COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	9	\$54,425,000	226	109,650
MAY 2023	4	\$8,288,245	40	30,119
% of CHANGE	↓ -56% YoY	↓ -85% YoY	↓ -82% YoY	↓ -73% YoY



Contact The Bronx Team for More Information

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BRONX MAY 2023 REPORT

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