

An aerial photograph of the Bronx, New York, showing a dense urban landscape with numerous high-rise apartment buildings. In the lower center of the image, the large, circular Yankee Stadium is visible, surrounded by trees and lower-level buildings. The sky is overcast with grey clouds. A black rectangular box is positioned in the upper left, and a bright green rectangular box is in the upper right, both containing white text.

THE BRONX MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q2 MULTIFAMILY METRICS

9

TRANSACTIONS SOLD

\$55.43M

\$ VOLUME SOLD

448

UNITS SOLD



1098-1112 GERARD AVE



1197 GRAND CONCOURSE



1534 SELWYN AVE



1090 FRANKLIN AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1098-1112 Gerard Avenue	\$12,781,643	Concourse	120
2	1197 Grand Concourse	\$10,175,440	Concourse	58
3	1534 Selwyn Avenue	\$8,986,788	Mount Eden	73
4	1090 Franklin Avenue	\$6,320,000	Morrisania	60
5	1065 Jerome Avenue	\$6,053,837	High Bridge	59
6	64 Jesup Place	\$4,125,000	High Bridge	38
7	2115 Mohegan Avenue	\$3,613,245	West Farms	25
8	1054-1056 Grant Avenue	\$2,200,000	Concourse Village	6
9	504 Jackson Avenue	\$1,175,000	Mott Haven	9

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

Zip Codes: 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475

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

THE BRONX

Q2 MIXED-USE METRICS

1

TRANSACTIONS SOLD

\$6.67M

\$ VOLUME SOLD

58

UNITS SOLD



1265 GERARD AVE

ADDRESS

PRICE

NEIGHBORHOOD

UNITS

1 1265 Gerard Avenue

\$6,675,000

Concourse

58

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

Zip Codes: 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475

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

THE BRONX
Q2 DEVELOPMENT SITE METRICS

3
TRANSACTIONS SOLD

\$3.76M
\$ VOLUME SOLD

48,971
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1109 Washington Avenue	\$1,300,000	Morrisania	30,119
2	1130 Sherman Avenue	\$1,265,000	Concourse Village	11,352
3	358 East 134th Street	\$1,200,000	Port Morris	7,500

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**
Zip Codes: 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475
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

Q2 2023 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD
-57% YoY

\$65.87M

\$ VOLUME SOLD
-61% YoY

506

UNITS SOLD
-28% YoY

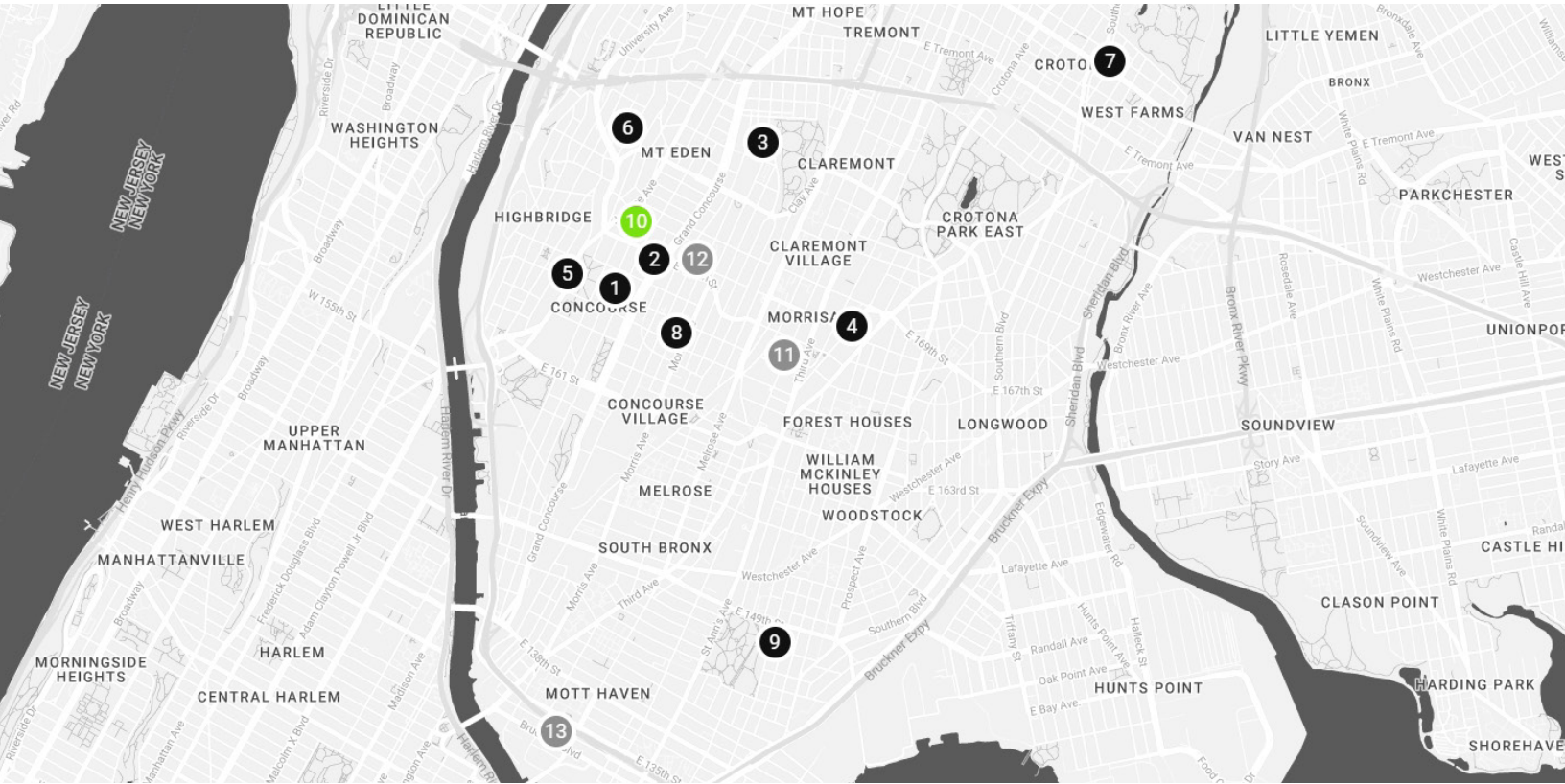
\$151,478

BUILDABLE SF SOLD
-12% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$154 -25% YoY	\$99 -68% YoY	\$105 +11% YoY
\$/UNIT	\$151,478 -12% YoY	\$115,086 -50% YoY	



MULTIFAMILY

- 1 1098-1112 Gerard Avenue
- 2 1197 Grand Concourse
- 3 1534 Selwyn Avenue
- 4 1090 Franklin Avenue
- 5 1065 Jerome Avenue
- 6 64 Jesup Place
- 7 2115 Mohegan Avenue
- 8 1054-1056 Grant Avenue
- 9 504 Jackson Avenue

MIXED USE

- 1 1265 Gerard Avenue

DEVELOPMENT SITES

- 1 1109 Washington Avenue
- 2 1130 Sherman Avenue
- 3 358 East 134th Street

CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES