



# **BRONX MARKET REPORT**

**AUGUST 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## BRONX AUGUST 2023 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$14.38M

\$ VOLUME SOLD

90

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	3331-3335 Hull Avenue	\$4,400,000	Norwood	Multi-Family	24
2	800 East 149th Street	\$2,700,000	Mott Haven	Mixed Use	19
3	2477 Grand Avenue	\$2,650,000	Fordham	Multi-Family	30
4	1812 Radcliff Avenue	\$1,300,000	Morris Park	Multi-Family	6
5	1339 Beach Avenue	\$1,120,000	Park Versailles - Bronx River	Multi-Family	4
6	1748 East Tremont Avenue	\$1,110,000	Park Versailles - Bronx River	Mixed Use	3
7	1654 White Plains Road & 04037-0023	\$1,100,000	Van Nest	Multi-Family	4



3331-3335 HULL AVE



800 EAST 149TH ST



2477 GRAND AVE



1812 RADCLIFF AVE

# BRONX

## AUGUST 2023 MARKET ANALYSIS

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

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

**Neighborhoods:** Norwood, Mott Haven, Fordham, Morris Park, Park Versailles - Bronx River, Van Nest

### MONTH OVER MONTH

COMPARED TO JULY 2023

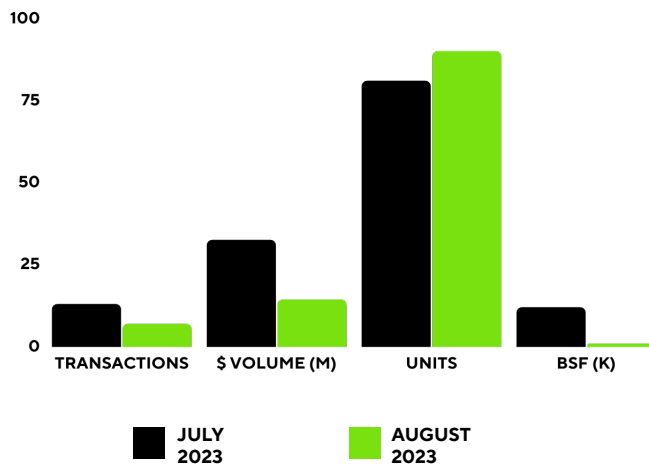
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	13	\$32,536,000	81	120,571
AUGUST 2023	7	\$14,380,000	90	0
% of CHANGE	↓ -46% MoM	↓ -56% MoM	↑ +11% MoM	↓ -100% MoM

### YEAR OVER YEAR

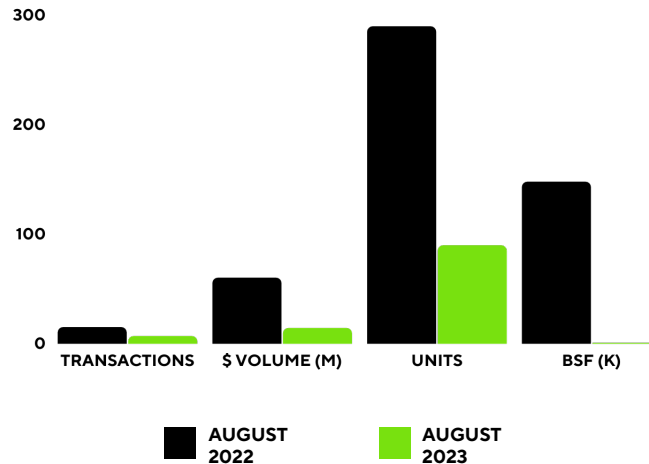
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2022	15	\$60,194,850	290	148,468
AUGUST 2023	7	\$14,380,000	90	0
% of CHANGE	↓ -53% YoY	↓ -76% YoY	↓ -69% YoY	↓ -100% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact The Bronx Team for More Information

DEREK BESTREICH  
718.360.8802

STEVE REYNOLDS  
718.360.8807

BRIAN DAVILA  
718.360.8849

JOHN LOCH  
718.360.4910



# IPRG

## BRONX AUGUST 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

---

**JOHN  
LOCH**  
718.360.4910  
JLoch@iprg.com

718.360.8801

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