



BRONX MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

BRONX

JULY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$8.20M

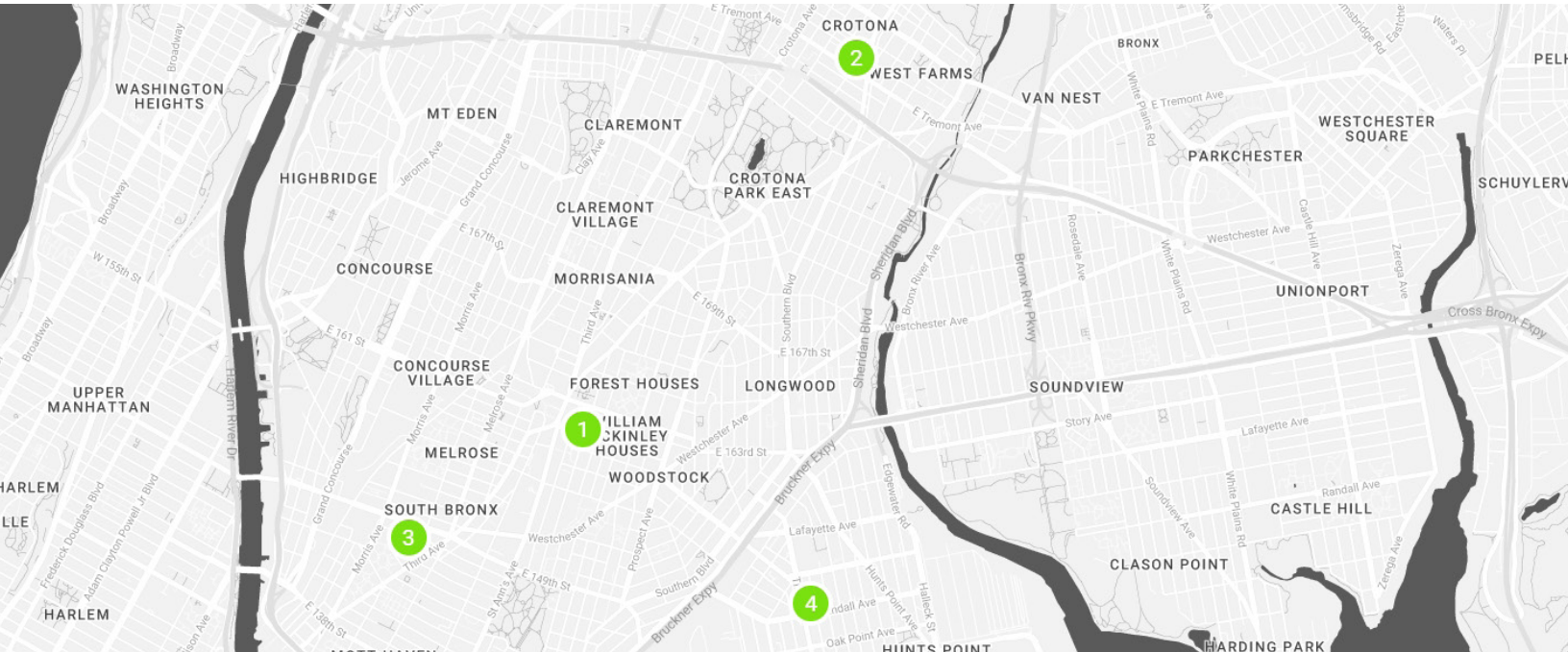
\$ VOLUME SOLD

44

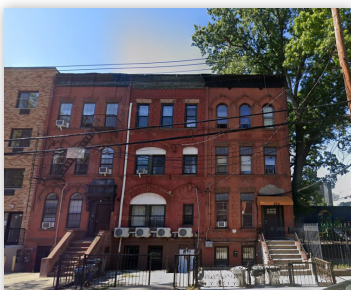
UNITS SOLD

0

BUILDABLE SF SOLD



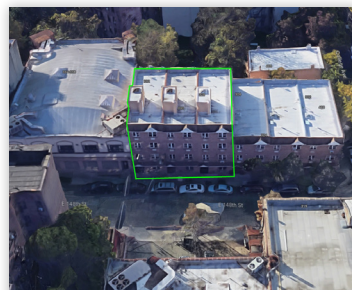
	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	885 Cauldwell Avenue	\$3,400,000	Woodstock	Multi-Family	10
2	1981 Marmion Avenue	\$2,650,000	Tremont	Multi-Family	25
3	328 East 148th Street	\$1,100,000	Mott Haven	Multi-Family	4
4	617 Casanova Street	\$1,050,000	Hunts Point	Multi-Family	5



885 CAULDWELL AVE



1981 MARMION AVE



328 EAST 148TH ST



617 CASANOVA ST

BRONX

JULY 2023 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO JUNE 2023

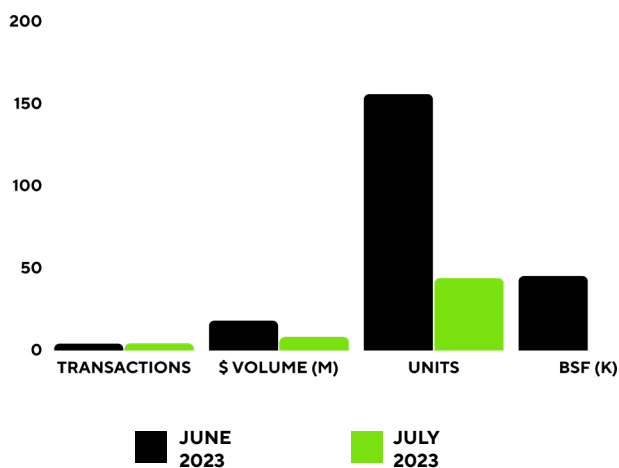
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	4	\$18,320,000	156	4,500
JULY 2023	4	\$8,200,000	44	0
% of CHANGE	0% MoM	↓-55% MoM	↓-72% MoM	↓-100x% MoM

YEAR OVER YEAR

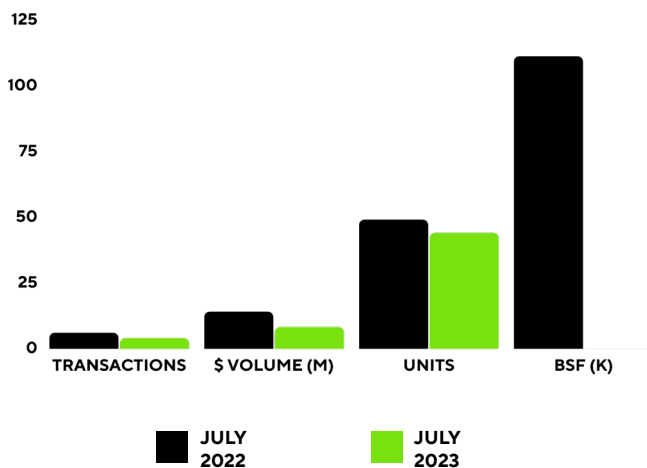
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	6	\$14,135,000	49	111,155
JULY 2023	4	\$8,200,000	44	0
% of CHANGE	↓-33% YoY	↓-42% YoY	↓-10% YoY	↓-100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact The Bronx Team for More Information

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