



THE BRONX MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q3 MULTIFAMILY METRICS

19

TRANSACTIONS SOLD

\$46.58M

\$ VOLUME SOLD

294

UNITS SOLD



3331-3335 HULL AVE



2020 HONEYWELL AVE



885 CAULDWELL AVE



2132 MAPES AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3331-3335 Hull Avenue	\$4,400,000	Norwood	24
2	2020 Honeywell Avenue	\$3,836,666	West Farms	16
3	885 Cauldwell Avenue	\$3,400,000	Woodstock	10
4	2132 Mapes Avenue	\$2,950,000	Belmont	10
5	325 East 176th Street	\$5,300,000	Mount Hope	55
6	364-372 East 194th Street	\$4,700,000	Fordham	27
7	988-992 Boston Road & 585 East 164th Street	\$3,000,000	Morrisania	31
8	1541 White Plains Road	\$2,100,000	Park Versailles - Bronx River	19
9	1540 Longfellow Avenue	\$1,200,000	Fairmont - Claremont Village	4
10	757 Whitehall Place	\$1,088,000	Wakefield	7
11	2477 Grand Avenue	\$2,650,000	Fordham	30
12	1981 Marmion Avenue	\$2,650,000	Tremont	25
13	1361 Webster Avenue	\$2,600,000	Mount Eden	8
14	1812 Radcliff Avenue	\$1,300,000	Morris Park	6
15	1339 Beach Avenue	\$1,120,000	Park Versailles - Bronx River	4
16	328 East 148th Street	\$1,100,000	Mott Haven	4
17	1654 White Plains Road & 04037-0023	\$1,100,000	Van Nest	4
18	617 Casanova Street	\$1,050,000	Hunts Point	5
19	1261 Commonwealth Avenue	\$1,040,000	Park Versailles - Bronx River	5

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 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

Q3 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$21.80M

\$ VOLUME SOLD

111

UNITS SOLD



2009 CRUGER AVE



450 EAST 144TH ST



800 EAST 149TH ST



3777 WHITE PLAINS RD

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2009 Cruger Avenue	\$6,200,000	Van Nest	45
2	450 East 144th Street	\$3,300,000	Mott Haven	19
3	800 East 149th Street	\$2,700,000	Mott Haven	19
4	3777 White Plains Road	\$2,675,000	Olinville	9
5	2276-2278 Arthur Avenue	\$1,850,000	Belmont	6
6	49 Bruckner Boulevard	\$1,700,000	Port Morris	4
7	3667 White Plains Road	\$1,271,075	Olinville	3
8	1748 East Tremont Avenue	\$1,110,000	Park Versailles - Bronx River	3
9	1401 A Overing Street	\$1,000,000	Westchester Village	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 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 Q3 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$14.40M

\$ VOLUME SOLD

138,807

BUILDABLE SF SOLD



2180 WALTON AVE



2241 WESTCHESTER AVE



2304 JEROME AVE



2176 BATHGATE AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2180 Walton Avenue & 2183 Morris Avenue	\$7,000,000	Fordham	84,033
2	2241 Westchester Avenue	\$4,500,000	Westchester Village	19,888
3	2304 Jerome Avenue	\$1,550,000	Fordham	18,236
4	2176 Bathgate Avenue	\$1,350,000	Belmont	16,650

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 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

Q3 2023 COMPLETE MARKET METRICS

32

TRANSACTIONS SOLD
-7% YoY

\$82.79M

\$ VOLUME SOLD
-50% YoY

405

UNITS SOLD
-43% YoY

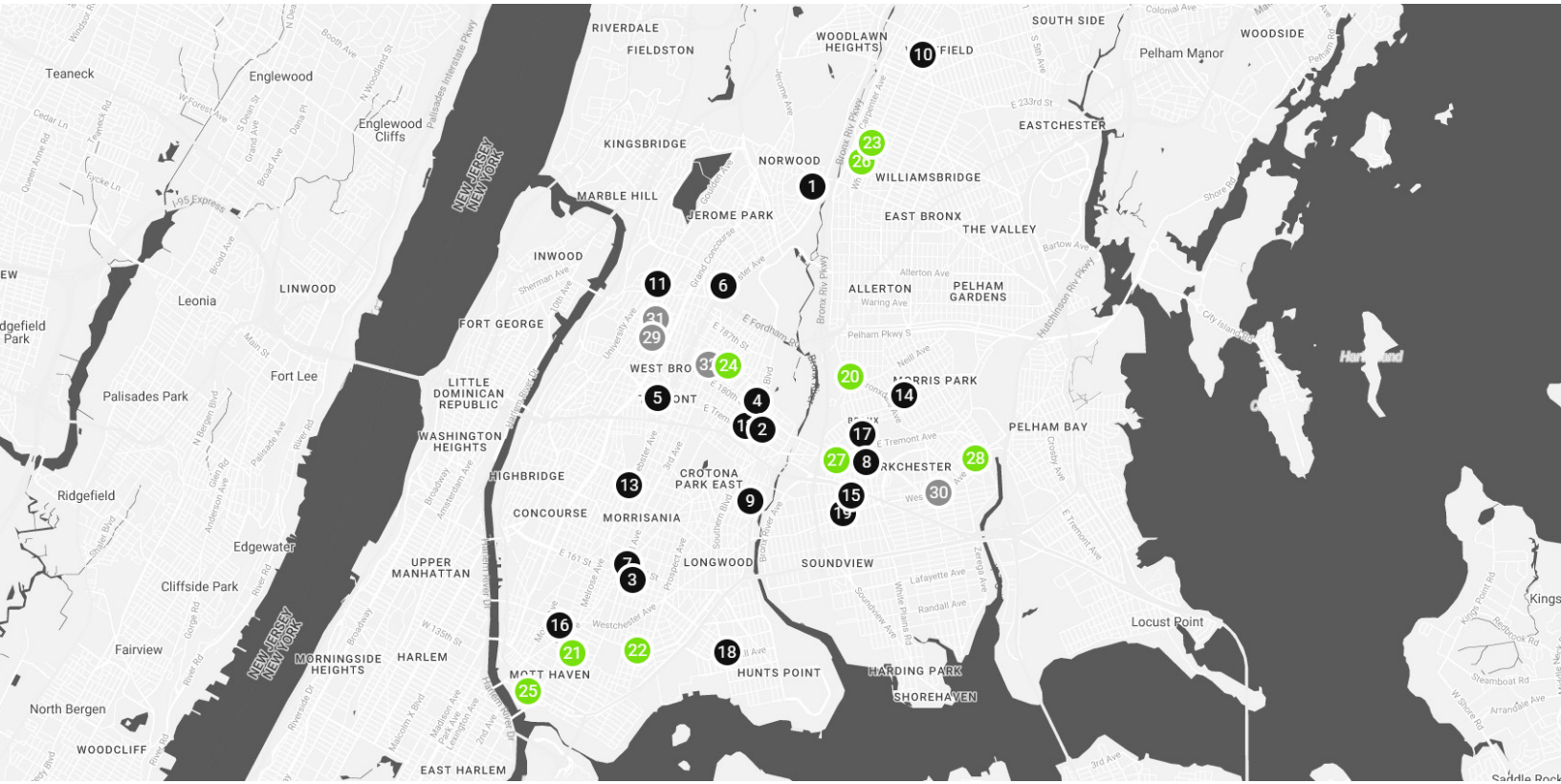
138,807

BUILDABLE SF SOLD
-60% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$261 +28% YoY	\$279 -10% YoY	\$119 +51% YoY
\$/UNIT	\$209,226 +21% YoY	\$290,128 +27% YoY	



MULTIFAMILY

- 1 3331-3335 Hull Avenue
- 2 2020 Honeywell Avenue
- 3 885 Cauldwell Avenue
- 4 2132 Mapes Avenue
- 5 325 East 176th Street
- 6 364-372 East 194th Street
- 7 988-992 Boston Road & 585 East 164th St
- 8 1541 White Plains Road
- 9 1540 Longfellow Avenue
- 10 757 Whitehall Place
- 11 2477 Grand Avenue
- 12 1981 Marmion Avenue
- 13 1361 Webster Avenue
- 14 1812 Radcliff Avenue
- 15 1339 Beach Avenue
- 16 328 East 148th Street
- 17 1654 White Plains Road & 04037-0023
- 18 617 Casanova Street
- 19 1261 Commonwealth Avenue

MIXED USE

- 20 2009 Cruger Avenue
- 21 450 East 144th Street
- 22 800 East 149th Street
- 23 3777 White Plains Road
- 24 2276-2278 Arthur Avenue
- 25 49 Bruckner Boulevard
- 26 3667 White Plains Road
- 27 1748 East Tremont Avenue
- 28 1401 A Overing Street

DEVELOPMENT SITES

- 29 2180 Walton Avenue & 2183 Morris Avenue
- 30 2241 Westchester Avenue
- 31 2304 Jerome Avenue
- 32 2176 Bathgate Avenue

CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

**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

1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES