



# BRONX MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP



BRONX

JANUARY 2024 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$58.71M

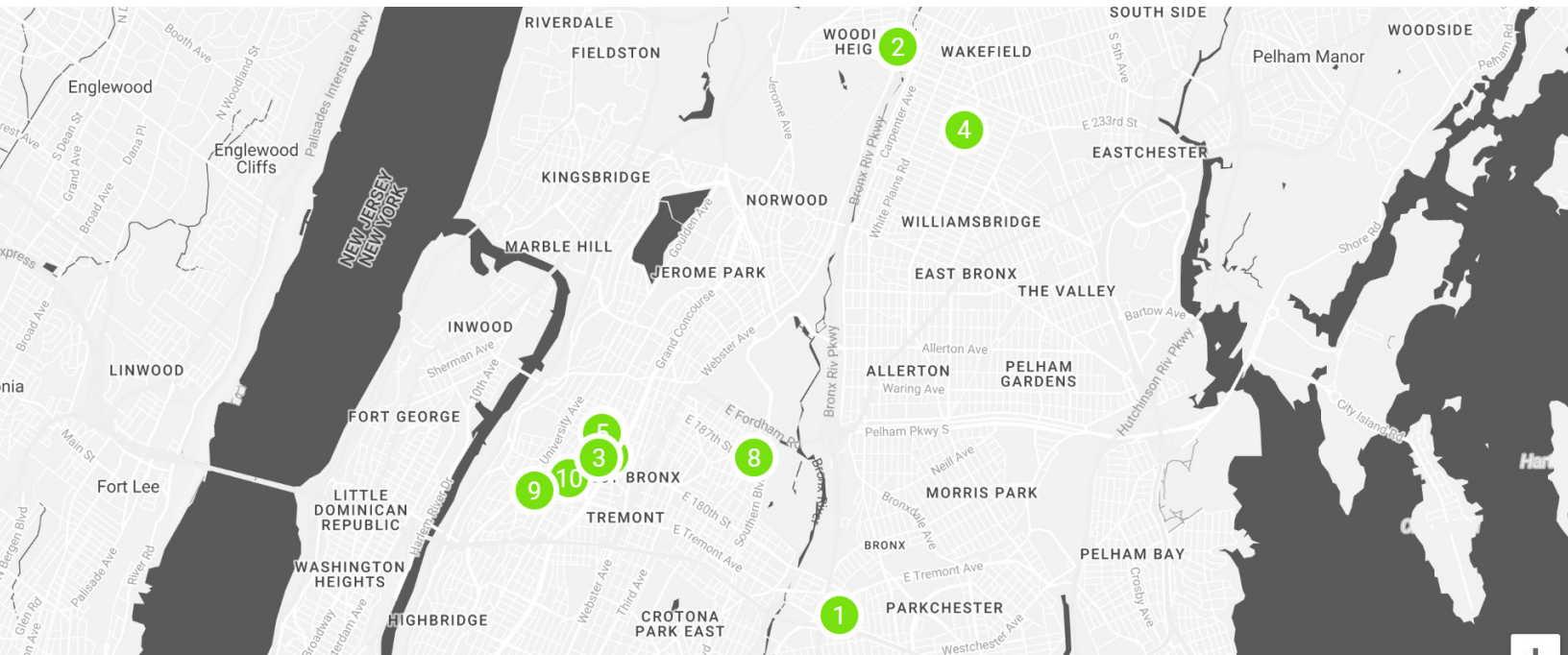
\$ VOLUME SOLD

551

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1500 Noble Avenue	\$26,000,000	Park Versailles - Bronx River	Multi-Family	238
2	530 East 234th Street	\$11,500,000	Woodlawn	Mixed Use	88
3	2078 Morris Avenue	\$5,329,543	Fordham	Multi-Family	72
4	873 East 228th Street	\$4,700,000	Wakefield	Multi-Family	16
5	2195 Walton Avenue	\$3,149,545	Fordham	Multi-Family	42
6	2094 Creston Avenue	\$2,070,543	Fordham	Multi-Family	29
7	2201 Walton Avenue	\$1,949,885	Fordham	Multi-Family	27
8	743 East 187th Street	\$1,500,000	Belmont	Mixed Use	3
9	1812 Harrison Avenue	\$1,345,544	Morris Heights	Multi-Family	21
10	1 East Tremont Avenue	\$1,165,000	Mount Hope	Mixed Use	15



# BRONX

## JANUARY 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - JANUARY 31, 2024**  
**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

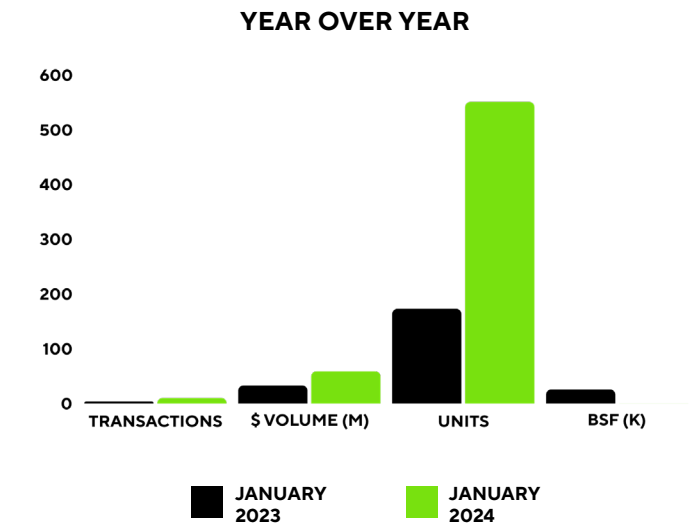
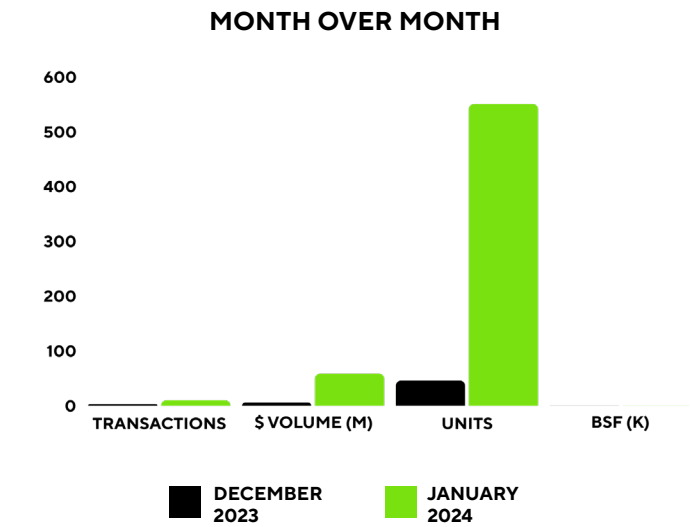
COMPARED TO DECEMBER 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	3	\$5,820,000	46	0
JANUARY 2024	10	\$58,710,060	551	0
% of CHANGE	↑ +233% MoM	↑ +909% MoM	↑ +1098% MoM	N/A

### YEAR OVER YEAR

COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	4	\$32,900,000	173	25,800
JANUARY 2024	10	\$58,710,060	551	0
% of CHANGE	↑ +150% YoY	↑ +78% YoY	↑ +218% YoY	↓ -100% YoY



Contact The Bronx Team for More Information

DEREK BESTREICH   STEVE REYNOLDS   BRIAN DAVILA   JOHN LOCH  
718.360.8802   718.360.8807   718.360.8849   718.360.4910



# IPRG

## BRONX JANUARY 2024 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)