



THE BRONX MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q4 MULTIFAMILY METRICS

23

TRANSACTIONS SOLD

\$52.96M

\$ VOLUME SOLD

372

UNITS SOLD



751 ROSEDALE AVE



4030 BRONX BLVD



14-16 MOUNT HOPE PL



5421 SYLVAN AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	751 Rosedale Avenue	\$11,000,000	Clason Point	33
2	4030 Bronx Boulevard	\$5,250,000	Wakefield	54
3	14-16 Mount Hope Place	\$4,000,000	Mount Hope	54
4	5421 Sylvan Avenue	\$3,750,000	North Riverdale	20
5	897 Crotona Park North	\$3,000,000	Tremont	11
6	3929 Carpenter Avenue	\$2,666,000	Wakefield	36
7	3405 Gates Place	\$2,650,000	Norwood	32
8	4026 Carpenter Avenue	\$2,234,000	Wakefield	31
9	783 Grote Street	\$1,900,000	Belmont	12
10	2110 Honeywell Avenue	\$1,850,000	West Farms	10
11	1535 Mayflower Avenue	\$1,300,000	Pelham Bay	4
12	2520 Eastchester Road	\$1,300,000	Pelham Gardens	4
13	3627 Corlear Avenue	\$1,200,000	Kingsbridge	4
14	2866 East 196th Street	\$1,180,000	Pelham Bay	4
15	779 Grote Street	\$1,150,000	Belmont	2
16	1305 Findlay Avenue	\$1,150,000	Mount Eden	2
17	777 Grote Street	\$1,150,000	Belmont	3
18	2502 Barnes Avenue	\$1,100,000	Allerton	19
19	1270 Croes Avenue	\$1,051,000	Park Versailles - Bronx River	4
20	429 East 153rd Street	\$1,050,000	Melrose	3

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023

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

THE BRONX

Q4 MIXED-USE METRICS

4

TRANSACTIONS SOLD

\$6.47M

\$ VOLUME SOLD

16

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2576 3rd Avenue	\$1,900,000	Mott Haven	4
2	258 Mount Hope Place	\$1,900,000	Mount Hope	1
3	1740 Holland Avenue	\$1,350,000	Van Nest	7
4	962 Woodmansten Place	\$1,320,000	Bronxdale	4

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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THE BRONX Q4 DEVELOPMENT SITE METRICS

9

TRANSACTIONS SOLD

\$23.06M

\$ VOLUME SOLD

184,260

BUILDABLE SF SOLD



2510 PARK AVE



1952 ANTHONY AVE



3862 SEDGWICK AVE & 03246-0071



801 JENNINGS ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2510 Park Avenue	\$9,800,000	Mott Haven	46,662
2	1952 Anthony Avenue	\$4,000,000	Mount Hope	14,355
3	3862 Sedgwick Avenue & 03246-0071	\$2,000,000	Kingsbridge Heights - Jerome Park	28770
4	801 Jennings Street	\$1,500,000	Foxhurst	22,656
5	773 East 183rd Street	\$1,210,000	Belmont	23839
6	1844 Mayflower Avenue	\$1,200,000	Pelham Bay	2613
7	2311 Grand Avenue	\$1,200,000	University Heights	17200
8	2260 Andrews Avenue	\$1,100,000	University Heights	17,200
9	3870 Sedgwick Avenue	\$1,050,000	Kingsbridge Heights - Jerome Park	10,965

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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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

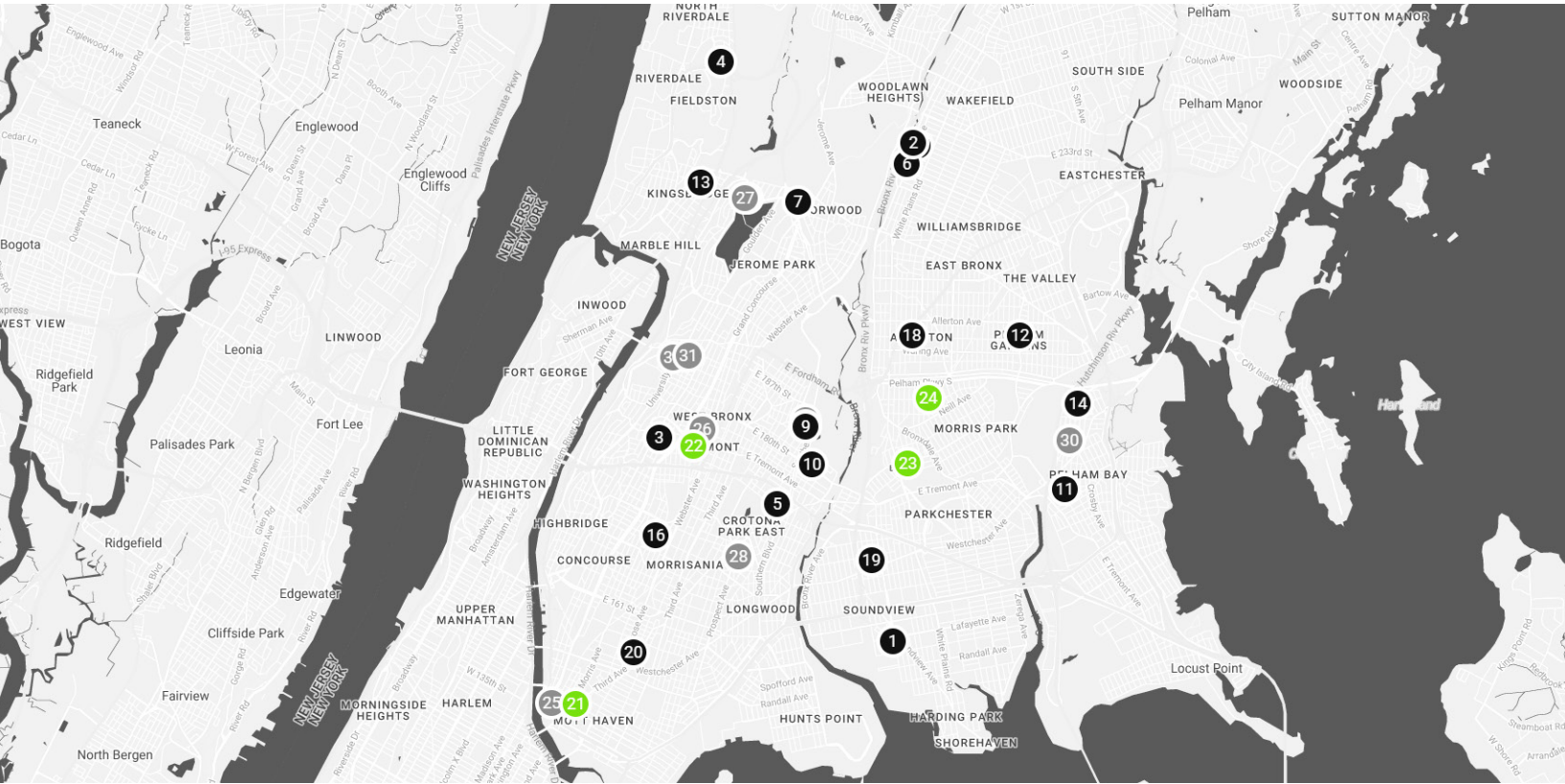
Q4 2023 COMPLETE MARKET METRICS

326	\$82.49M	388	184,260
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
+140% YoY	-20% YoY	-33% YoY	+75% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$272 +14% YoY	\$484 +72% YoY	\$125 -3% YoY
\$/UNIT	\$238,165 +13% YoY	\$724,464 +226% YoY	



MULTIFAMILY

- 1 751 Rosedale Avenue
- 2 4030 Bronx Boulevard
- 3 14-16 Mount Hope Place
- 4 5421 Sylvan Avenue
- 5 897 Crotona Park North
- 6 3929 Carpenter Avenue
- 7 3405 Gates Place
- 8 4026 Carpenter Avenue
- 9 783 Grote Street
- 10 2110 Honeywell Avenue
- 11 1535 Mayflower Avenue
- 12 2520 Eastchester Road
- 13 3627 Corlear Avenue
- 14 2866 East 196th Street
- 15 779 Grote Street
- 16 1305 Findlay Avenue
- 17 777 Grote Street
- 18 2502 Barnes Avenue
- 19 1270 Croes Avenue
- 20 429 East 153rd Street

MIXED USE

- 21 2576 3rd Avenue
- 22 258 Mount Hope Place
- 23 1740 Holland Avenue
- 24 962 Woodmansten Place

DEVELOPMENT SITES

- 25 2510 Park Avenue
- 26 1952 Anthony Avenue
- 27 3862 Sedgwick Avenue & 03246-0071
- 28 801 Jennings Street
- 29 773 East 183rd Street
- 30 1844 Mayflower Avenue
- 31 2311 Grand Avenue
- 32 2260 Andrews Avenue
- 33 3870 Sedgwick Avenue

CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES