



BRONX MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

BRONX

FEBRUARY 2024 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$25.48M

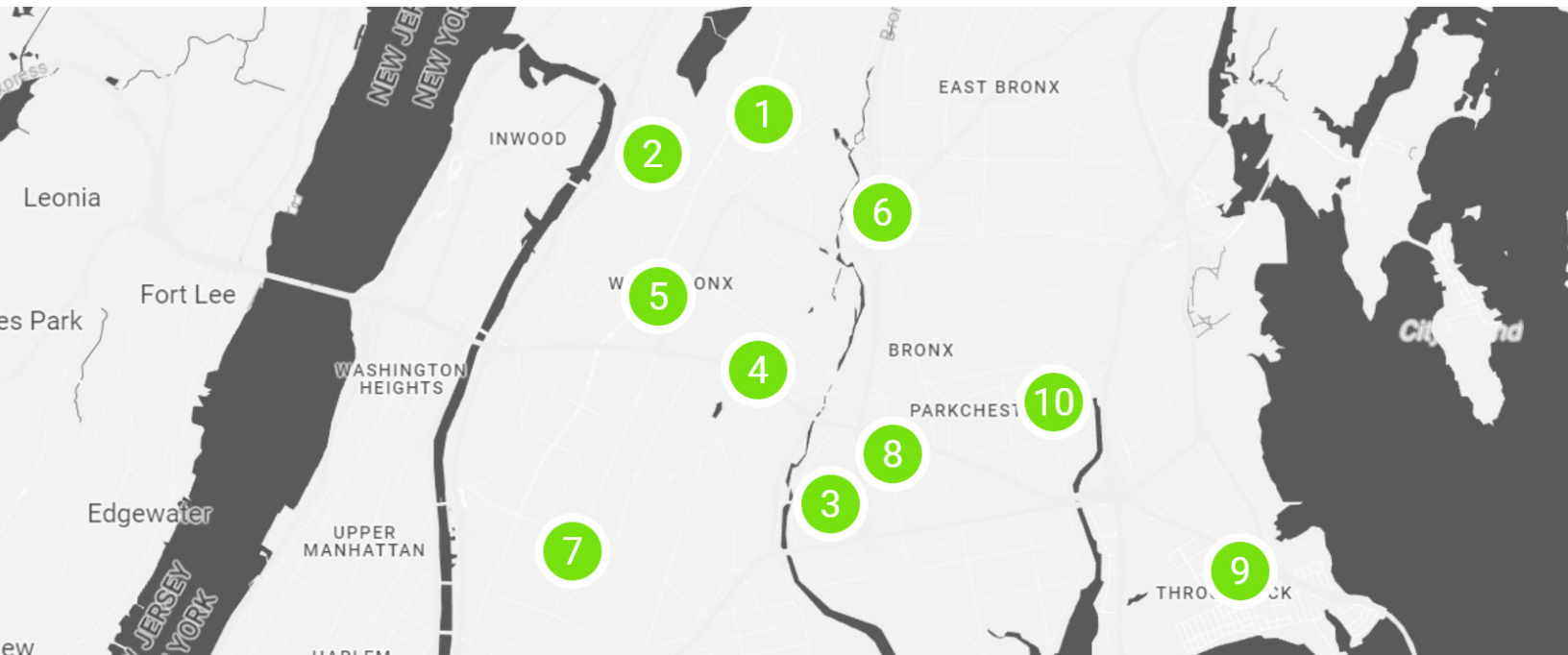
\$ VOLUME SOLD

229

UNITS SOLD

55,701

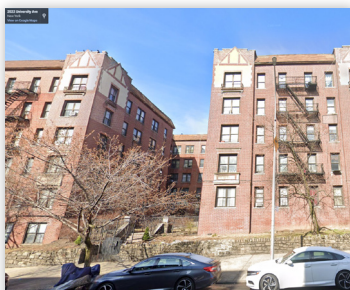
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	246 East 199th Street	\$5,100,000	Bedford Park	Multi-Family	47
2	2515 University Avenue	\$4,675,000	Fordham	Multi-Family	65
3	1158 Boynton Avenue	\$4,675,000	Soundview	Multi-Family	66
4	805 Fairmount Place	\$3,500,000	Tremont	Multi-Family	35
5	1970 Anthony Avenue	\$1,750,000	Mount Hope	Development	2
6	2284 Bronx Park East	\$1,300,000	Allerton	Multi-Family	2
7	386 East 159th Street	\$1,200,000	Melrose	Multi-Family	3
8	1323 Commonwealth Avenue	\$1,100,000	Park Versailles - Bronx River	Multi-Family	4
9	416 Revere Avenue	\$1,100,000	Throggs Neck	Multi-Family	2
10	2477 Tratman Avenue	\$1,089,000	Westchester Village	Multi-Family	3



246 EAST 199TH ST



2515 UNIVERSITY AVE



1158 BOYNTON AVE



805 FAIRMOUNT PL

BRONX

FEBRUARY 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **FEBRUARY 1, 2024 - FEBRUARY 29, 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

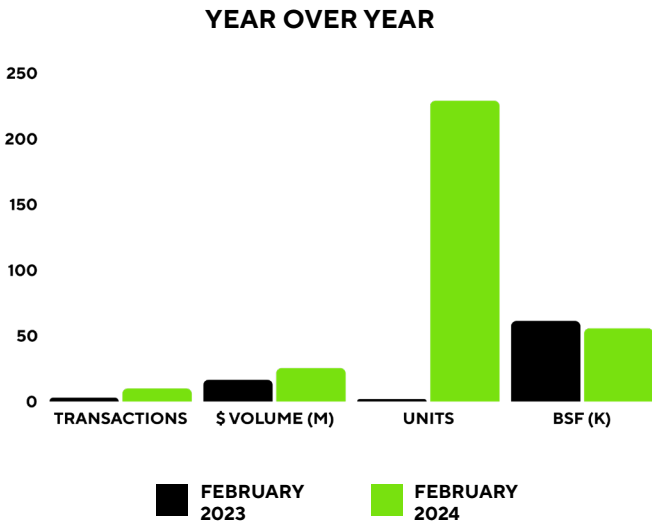
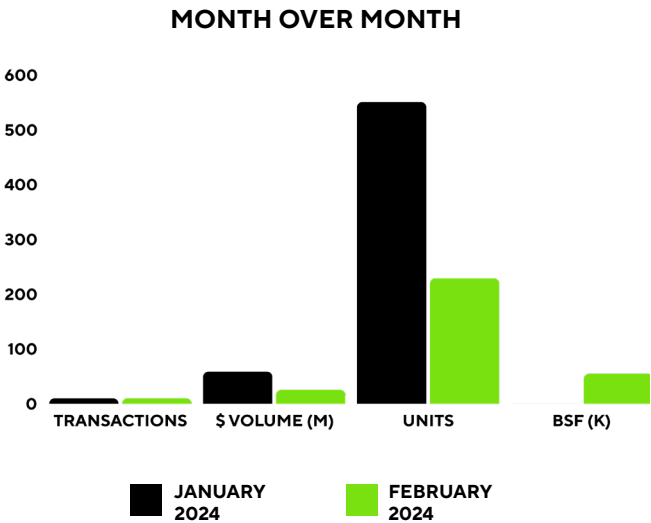
COMPARED TO JANUARY 2024

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	10	\$58,710,060	551	0
FEBRUARY 2024	10	\$25,489,000	229	55,701
% of CHANGE	0% MoM	↓ -57% MoM	↓ -58% MoM	↑ +100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	3	\$16,623,000	2	61,404
FEBRUARY 2024	10	\$25,489,000	229	55,701
% of CHANGE	↑ +233% YoY	↑ +53% YoY	↑ +11350% YoY	↓ -9% YoY



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 FEBRUARY 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

**VICTOR
PRICE**
718.360.8611
VPrice@iprg.com

718.360.8801

www.IPRG.com