



BRONX MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

BRONX

APRIL 2024 COMPLETE MARKET METRICS

30

TRANSACTIONS SOLD

\$93.89M

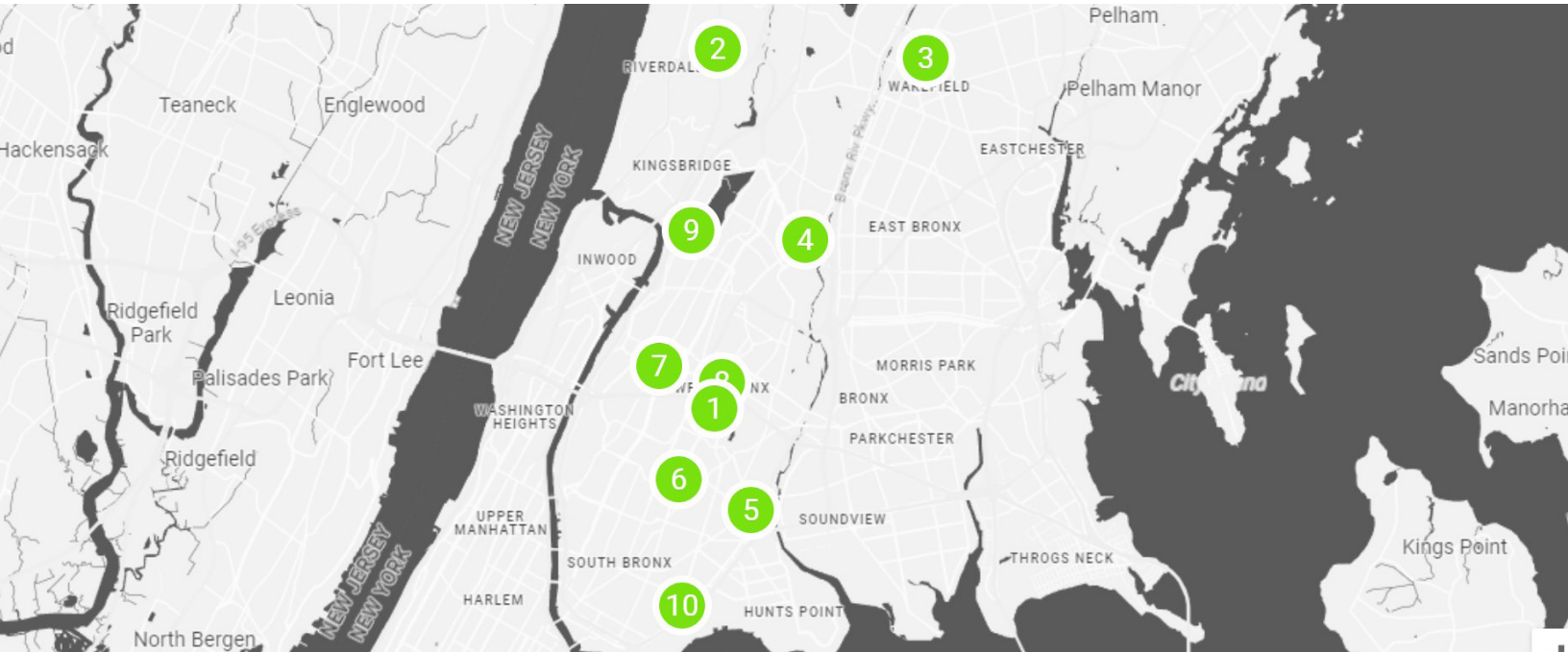
\$ VOLUME SOLD

206

UNITS SOLD

554,186

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4040-4056 3rd Avenue	\$13,000,000	Claremont	Development	2
2	6389-6393 Broadway	\$12,650,000	North Riverdale	Development	2
3	4551 Furman Avenue	\$10,500,000	Wakefield	Development	1
4	3083 Webster Avenue	\$7,000,000	Norwood	Development	1
5	1117 Westchester Avenue	\$5,213,221	Foxhurst	Multi-Family	32
6	02369-0069	\$4,300,000	Morrisania	Development	1
7	12 East 177th Street	\$3,813,197	Mount Hope	Multi-Family	22
8	4223 3rd Avenue	\$2,750,000	Tremont	Development	0
9	2758 Kingsbridge Terrace & 03253-0085	\$2,700,000	Kingsbridge Heights - Jerome Park	Development	0
10	860 East 147th Street	\$2,700,000	Mott Haven	Development	1

SELECT SALES ACTIVITY ABOVE



4040-4056 3RD AVE



6389-6393 BROADWAY



4551 FURMAN AVE



3083 WEBSTER AVE

BRONX

APRIL 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - APRIL 30, 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

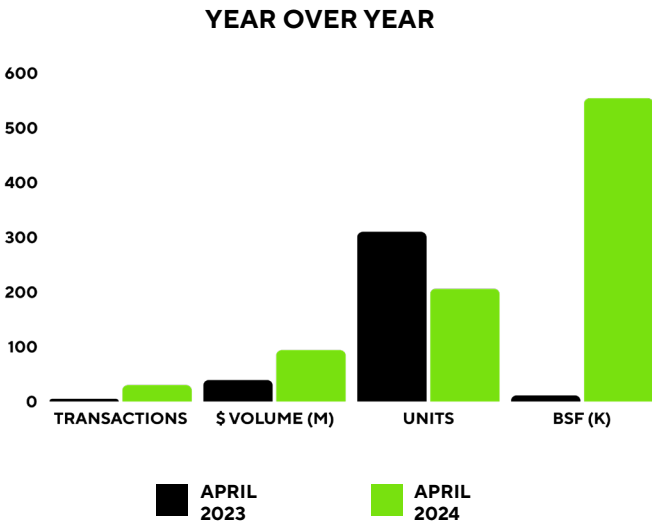
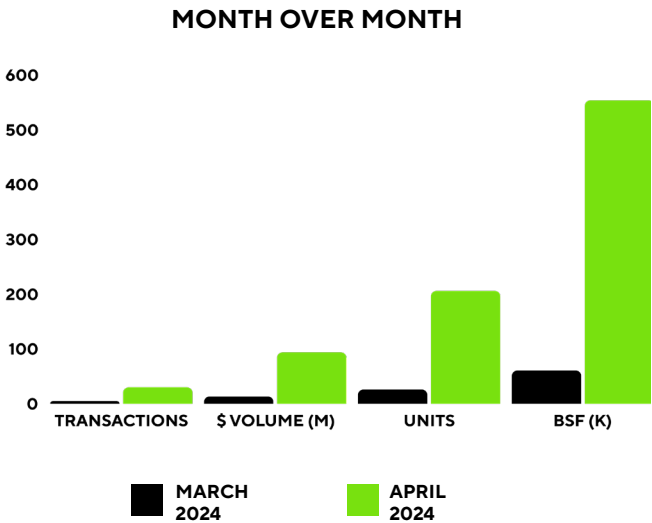
COMPARED TO MARCH 2024

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	5	\$13,390,000	26	60,811
APRIL 2024	30	\$93,890,438	206	554,186
% of CHANGE	↑ +500% MoM	↑ +601% MoM	↑ +692% MoM	↑ +811% MoM

YEAR OVER YEAR

COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	5	\$39,262,708	310	11,352
APRIL 2024	30	\$93,890,438	206	554,186
% of CHANGE	↑ +500% YoY	↑ +139% YoY	↓ -34% YoY	↑ +4782% 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

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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