



THE BRONX MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q2 MULTIFAMILY METRICS

35

TRANSACTIONS SOLD

\$69.25M

\$ VOLUME SOLD

619

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1117 Westchester Avenue	\$5,213,221	Foxhurst	32
2	12 East 177th Street	\$3,813,197	Mount Hope	22
3	2802 Grand Concourse	\$2,510,000	Bedford Park	22
4	3109 Buhre Avenue	\$2,500,000	Pelham Bay	18
5	2343 Valentine Avenue	\$2,110,000	Fordham	31
6	2230 Adams Place	\$1,600,000	Belmont	8
7	1920 Longfellow Avenue	\$1,450,000	West Farms	3
8	1918 Longfellow Avenue	\$1,450,000	West Farms	3
9	1024 Faile Street	\$1,280,000	Foxhurst	3
10	307 East 162nd Street	\$1,259,000	Concourse Village	3
11	1251 Bronx River Avenue	\$1,250,000	Park Versailles - Bronx River	4
12	1545 Selwyn Avenue	\$1,200,000	Mount Eden	3
13	650 East 229th Street	\$1,150,000	Wakefield	4
14	1406 Bronx River Avenue	\$1,100,000	Park Versailles - Bronx River	5
15	1426 Vyse Avenue	\$1,060,000	Fairmont - Claremont Village	10
16	59 Clifford Place	\$1,050,000	Mount Hope	2
17	1241 Morrison Avenue	\$1,050,000	Park Versailles - Bronx River	4
18	1343 Harrod Avenue	\$1,015,000	Park Versailles - Bronx River	3
19	687 East 226th Street	\$1,000,000	Wakefield	4
20	950 Jennings Street, 2130 Crotona Avenue	\$8,000,000	Belmont	242

SELECT SALES ACTIVITY ABOVE

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

THE BRONX

Q2 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$21.18M

\$ VOLUME SOLD

131

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3015 3rd Avenue	\$1,475,000	Melrose	10
2	272 East 198th Street	\$1,200,000	Bedford Park	3
3	3043 Villa Avenue	\$7,230,000	Bedford Park	48
4	883 Bryant Avenue	\$3,900,000	Hunts Point	41
5	980 Intervale Avenue	\$1,300,000	Foxhurst	4
6	3110 East Tremont Avenue	\$1,278,000	Pelham Bay	4
7	2506 Hughes Avenue	\$1,050,000	Belmont	3
8	344 East 148th Street	\$2,250,000	Mott Haven	15
9	1234 Castle Hill Avenue	\$1,500,000	Unionport	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 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

THE BRONX Q2 DEVELOPMENT SITE METRICS

23

TRANSACTIONS SOLD

\$119.01M

\$ VOLUME SOLD

72,277

BUILDABLE SF SOLD



4040-4056 3RD AVE



6389-6393 BROADWAY



4551 FURMAN AVE



3083 WEBSTER AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	4040-4056 3rd Avenue	\$13,000,000	Claremont	111,264
2	6389-6393 Broadway	\$12,650,000	North Riverdale	65,762
3	4551 Furman Avenue	\$10,500,000	Wakefield	138,432
4	3083 Webster Avenue	\$7,000,000	Norwood	99,931
5	02369-0069	\$4,300,000	Morrisania	2,422
6	4223 3rd Avenue	\$2,750,000	Tremont	43,200
7	2758 Kingsbridge Terrace & 03253-0085	\$2,700,000	Kingsbridge Heights - Jerome Park	28,463
8	860 East 147th Street	\$2,700,000	Mott Haven	43,460
9	2101 Needham Avenue	\$2,555,020	Edenwald	21,252
10	286 Rider Avenue	\$15,000,000	Mott Haven	92,920
11	1904 Bathgate Avenue, 509 & 521 East Tremont	\$8,200,000	Tremont	184,537
12	Avenue	\$7,245,900	Tremont	56,000
13	4261-4263 3rd Avenue	\$6,092,000	Westchester Village	0
14	2211 Westchester Avenue	\$5,500,000	Mott Haven	71,000
15	834-836 East 147th Street & 02600-0051	\$2,117,452	Bedford Park	27,307
16	19 East 198th Street	\$1,862,053	Bedford Park	20,926
17	17 East 198th Street	\$1,515,495	Bedford Park	18,849
18	15 East 198th Street	\$1,500,000	Wakefield	36,225
19	4580 White Plains Road	\$1,225,000	Morrisania	15,579
20	458 East 168th Street	\$5,000,000	Pelham Bay	49,536

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 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

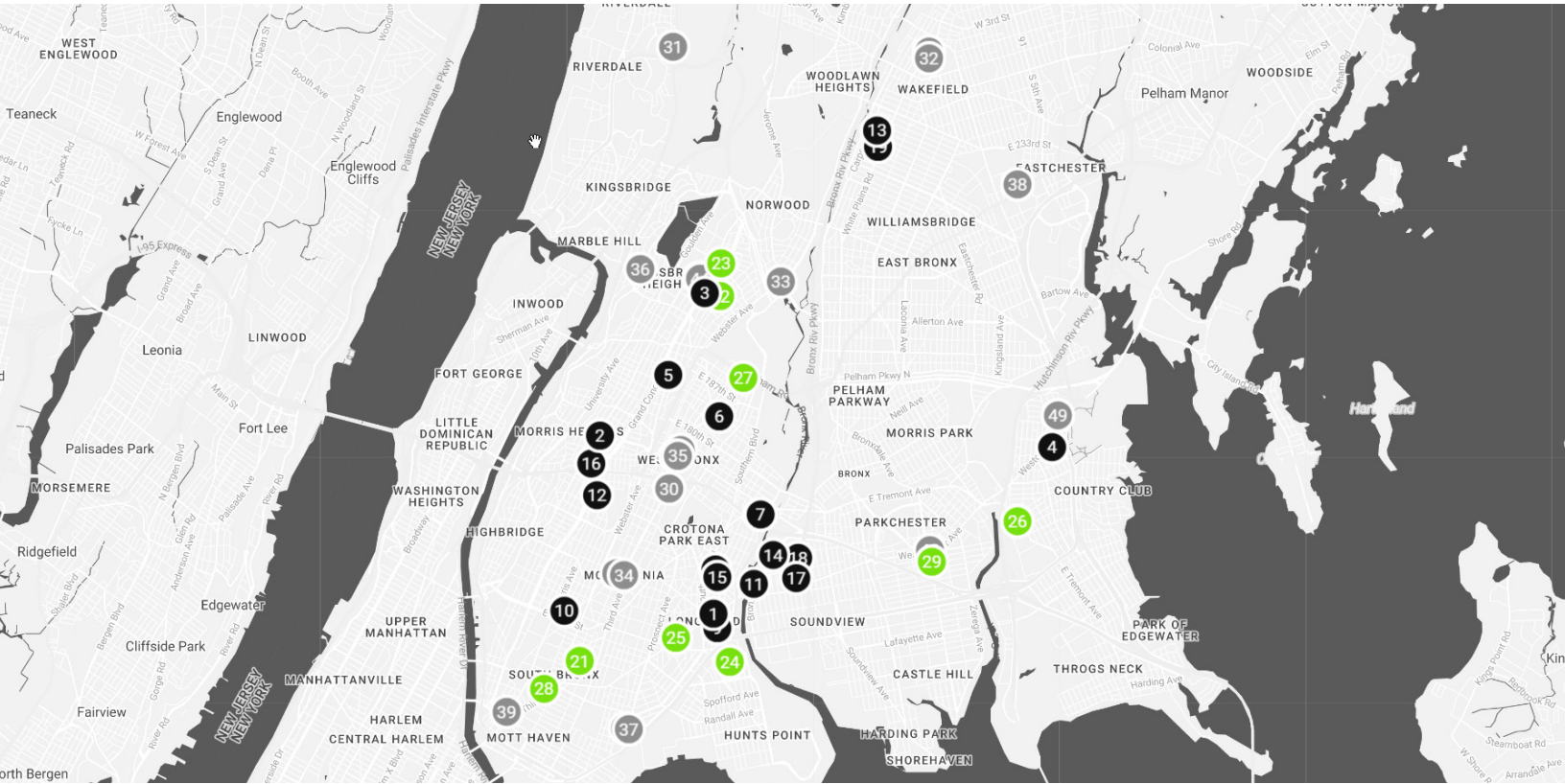
Q2 2024 COMPLETE MARKET METRICS

67	\$209.45M	750	1,201,500
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
+415% YoY	+218% YoY	+48% YoY	+2353% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$261 +70% YoY	\$281 +184% YoY	\$99 -6% YoY
\$/UNIT	\$200,288 +32% YoY	\$198,354 +72% YoY	



MULTIFAMILY

- 1 1117 Westchester Avenue
- 2 12 East 177th Street
- 3 2802 Grand Concourse
- 4 3109 Buhre Avenue
- 5 2343 Valentine Avenue
- 6 2230 Adams Place
- 7 1920 Longfellow Avenue
- 8 1918 Longfellow Avenue
- 9 1024 Faile Street
- 10 307 East 162nd Street
- 11 1251 Bronx River Avenue
- 12 1545 Selwyn Avenue
- 13 650 East 229th Street
- 14 1406 Bronx River Avenue
- 15 1426 Vyse Avenue
- 16 59 Clifford Place
- 17 1241 Morrison Avenue
- 18 1343 Harrod Avenue
- 19 687 East 226th Street
- 20 950 Jennings Street

MIXED USE

- 21 3015 3rd Avenue
- 22 272 East 198th Street
- 23 3043 Villa Avenue
- 24 883 Bryant Avenue
- 25 980 Intervale Avenue
- 26 3110 East Tremont Avenue
- 27 2506 Hughes Avenue
- 28 344 East 148th Street
- 29 1234 Castle Hill Avenue

DEVELOPMENT SITES

- 30 4040-4056 3rd Avenue
- 31 6389-6393 Broadway
- 32 4551 Furman Avenue
- 33 3083 Webster Avenue
- 34 02369-0069
- 35 4223 3rd Avenue
- 36 2758 Kingsbridge Terrace & 03253-0085
- 37 860 East 147th Street
- 38 2101 Needham Avenue
- 39 286 Rider Avenue
- 40 1904 Bathgate Avenue
- 41 4261-4263 3rd Avenue
- 42 2211 Westchester Avenue
- 43 834-836 East 147th Street & 02600-0051
- 44 19 East 198th Street
- 45 17 East 198th Street
- 46 15 East 198th Street
- 47 4580 White Plains Road
- 48 458 East 168th Street
- 49 3251 Westchester 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

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

1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES