

THE BRONX MARKET REPORT

JANUARY 2025

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EXECUTIVE SUMMARY

This report provides an in-depth overview of the Bronx real estate market, highlighting recent transactions and sales performance metrics while capturing the trends and opportunities shaping the market.

In January 2025, the Bronx real estate market saw a decline in transaction volume and units sold, with total dollar volume falling 29% year-over-year to \$41.44 million and the number of units sold dropping 85%. Despite this slowdown, development sites continued to attract investment, with 259,285 buildable square feet transacted.

The top transaction was a \$15 million development site sale at 1545 Jerome Avenue & 1540 Inwood Avenue in Highbridge. Other notable deals included a \$6.3 million multifamily property in Mount Hope and a \$4.2 million development site in Fordham. Multifamily properties totaled \$15.24 million in sales at an average of \$311 per square foot, while development sites saw \$24.85 million in transactions at \$92 per buildable square foot.

Although investor activity was slow this month, the ongoing development signals confidence in the Bronx's long-term growth potential.

REPORT CRITERIA

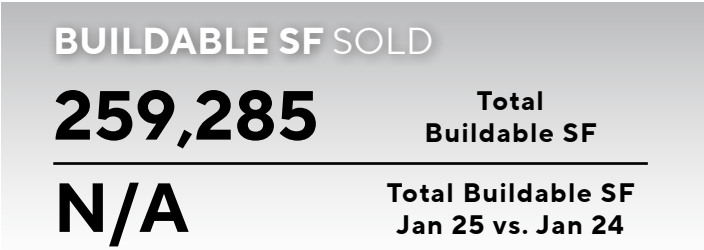
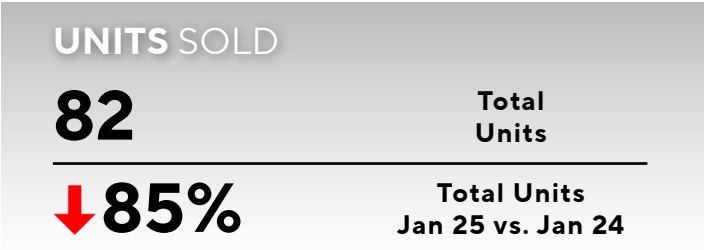
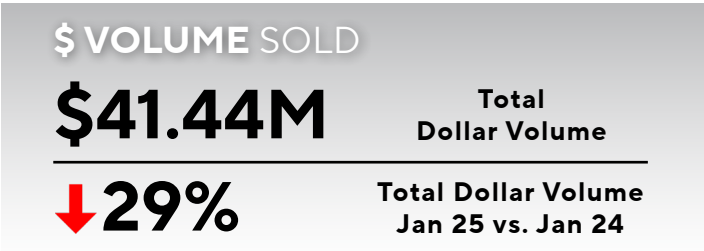
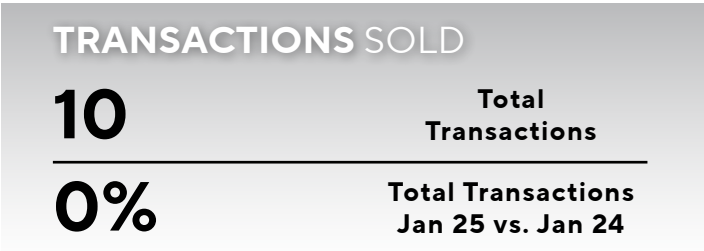
Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **January 1, 2025 - January 31, 2025**

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

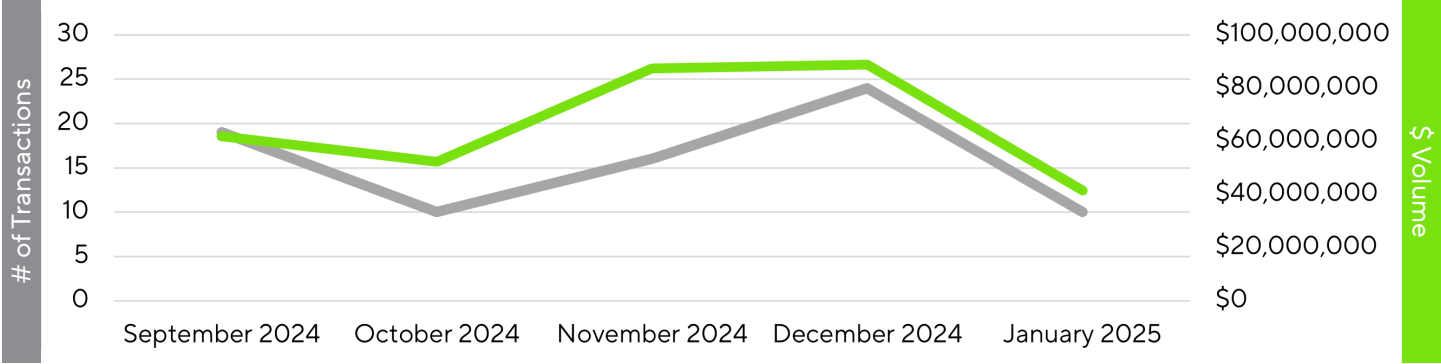
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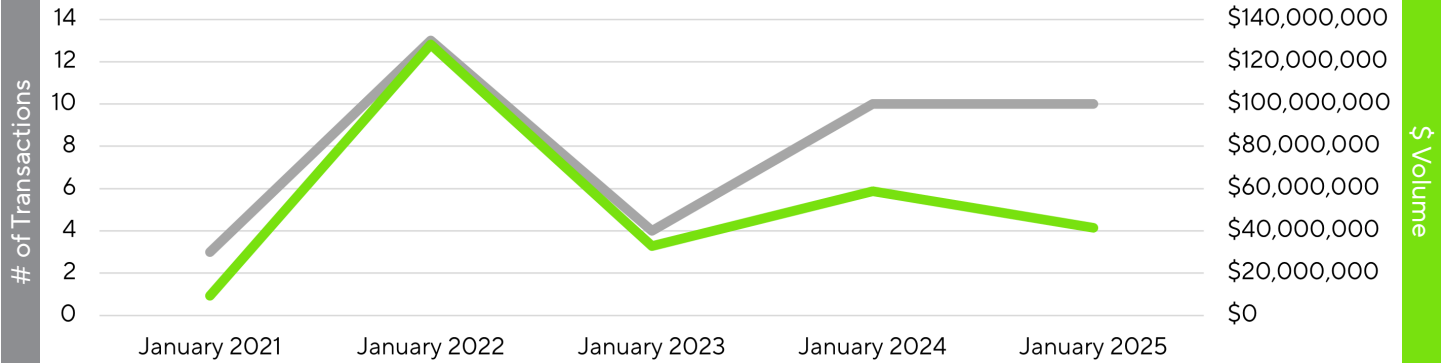
MONTH OVER MONTH

Monthly total dollar volume and total transaction counts in The Bronx



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in The Bronx



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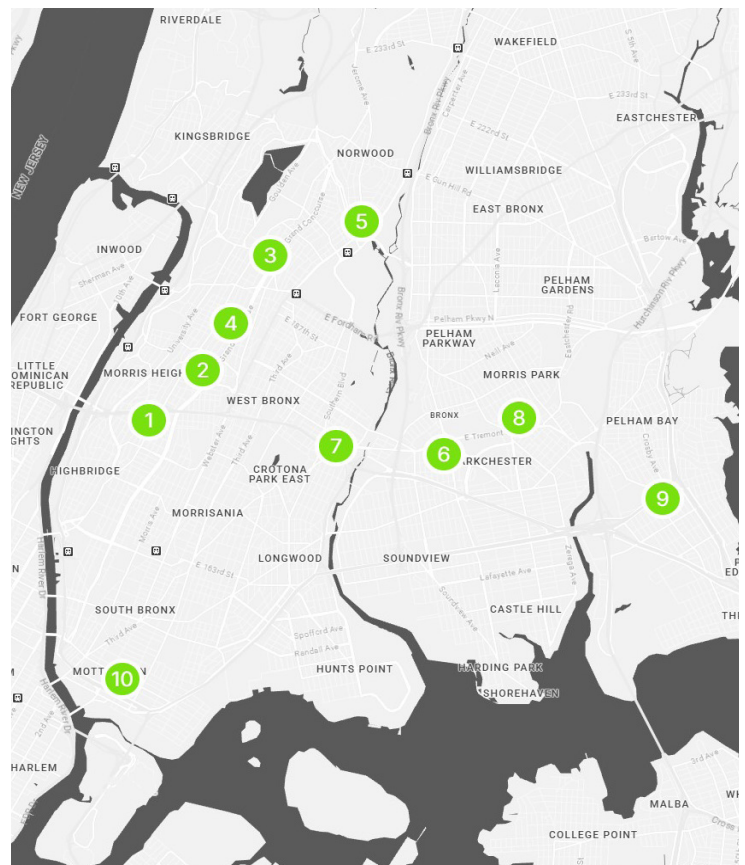
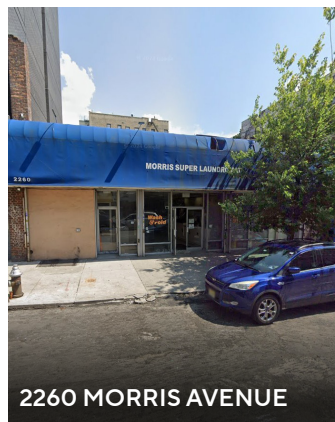
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TOP 10 TRANSACTIONS

By Dollar Volume January 2025

	ADDRESS	SALE PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1545 Jerome Avenue & 1540 Inwood Avenue	\$15,000,000	High Bridge	Development	*160,000 BSF
2	1975 Creston Avenue	\$6,300,000	Mount Hope	Multi-Family	40
3	101 East Kingsbridge Road	\$4,200,000	Fordham	Development	*37,547 BSF
4	2260 Morris Avenue	\$3,375,000	Fordham	Development	*36,722 BSF
5	3052 Hull Avenue	\$3,300,000	Norwood	Multi-Family	8
6	1547 Leland Avenue	\$3,200,000	Park Versailles - Bronx River	Multi-Family	10
7	1903-1905 Vyse Avenue	\$2,275,000	West Farms	Development	*25,016 BSF
8	1554 Paulding Avenue	\$1,350,000	Morris Park	Mixed Use	2
9	2925 Otis Avenue	\$1,315,000	Throggs Neck	Multi-Family	6
10	472-474 East 138th Street	\$1,125,000	Mott Haven	Multi-Family	8

*Development Site / Buildable Square Footage



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

	Multifamily	Mixed-Use	Development	Total
Bronx				
# of transactions	5	1	4	10
Dollar Volume	\$15,240,000	\$1,350,000	\$24,850,000	\$41,440,000
Total SF	66,197	5,996	259,285 BSF	72,193 SF / 259,285 BSF
Avg. \$/SF	\$311	\$225	\$92/BSF	\$409/SF / \$92/BSF

*Development Site / Buildable Square Footage

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

TEAM BREAKDOWN

MARKET AMBASSADORS



BRONX TEAM

- Derek Bestreich
- Steve Reynolds
- Brian Davila
- Jared Friedman
- John Loch
- David Roman
- Brandon Levy

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