

# THE BRONX MARKET REPORT

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APRIL 2025

IPRG



# BRONX

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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 April 2025, the Bronx real estate market saw a slowdown in overall activity, with transactions and dollar volume both down significantly from the previous year. Despite only 13 deals closing—a 57% drop—total units sold more than doubled, suggesting larger properties were traded. Multifamily assets dominated the top sales, with continued investor interest across neighborhoods like Bedford Park, Fordham, and Mott Haven. While development site activity declined sharply, pricing remained stable, indicating steady demand for income-producing properties amid broader market caution.

### REPORT CRITERIA

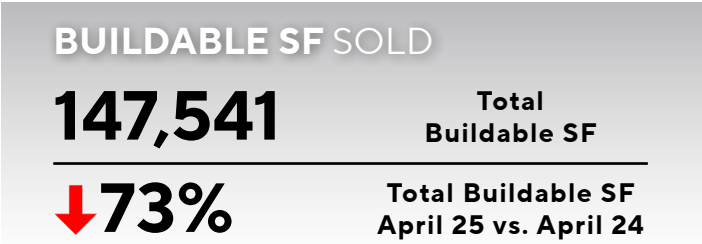
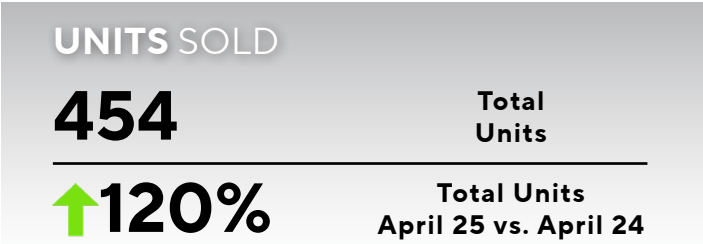
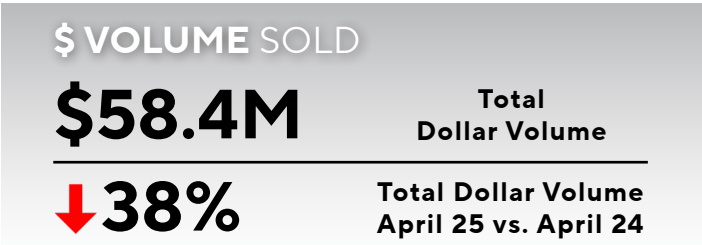
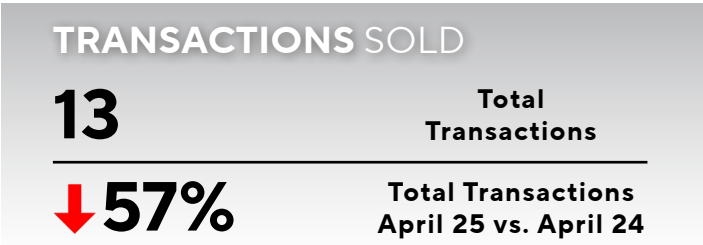
**Multifamily, Mixed-Use and Development** transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2025 - April 30, 2025**

**Zip Codes:** 10454,10451,10455,10474,10459,10456,10452,10453,10457,10460,10468,10458,10467,10463,10471,10470,10466,10469,10475,10461,10462,10465,10472,10473,10464

**Neighborhoods:** Allerton, Baychester, Bedford Park, Belmont, Bronxdale, Castle Hill, City Island, Claremont, Claremont Village, Clason Point, Concourse, Concourse Village, Co-OP City, Eastchester, Edenwald, Fairmont - Claremont Village, Fieldston, Fordham, Foxhurst, High Bridge, Hunts Point, Kingsbridge, Kingsbridge Heights - Jerome Park, Laconia, Longwood, Melrose, Morrisania, Morris Heights, Morris Park, Mott Haven, Mount Eden, Mount Hope, North Riverdale, Norwood, Olinville, Parkchester, Park Versailles - Bronx River, Pelham Bay, Pelham Bay Park, Pelham Gardens, Port Morris, Riverdale, Soundview, Spencer Estates - Country Club, Spuyten Duyvil, Throggs Neck, Tremont, Unionport, University Heights, Van Nest, Wakefield, Westchester Village, West Farms, Williamsbridge, Woodlawn, Woodstock

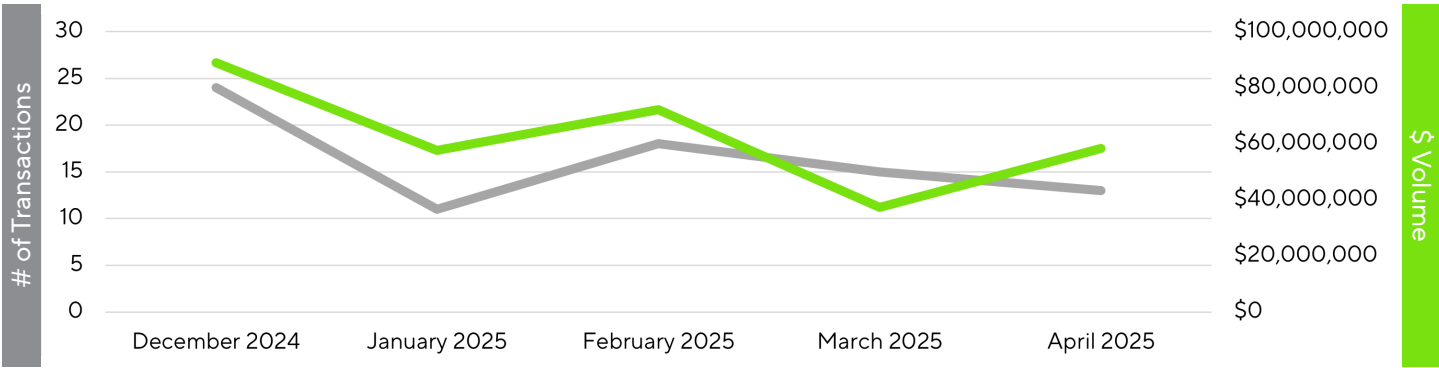
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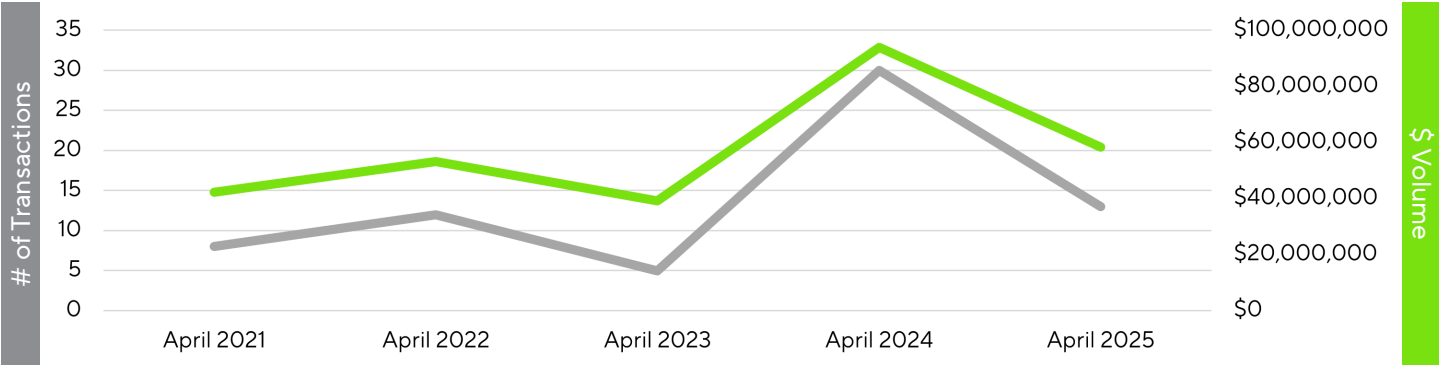
### MONTH OVER MONTH

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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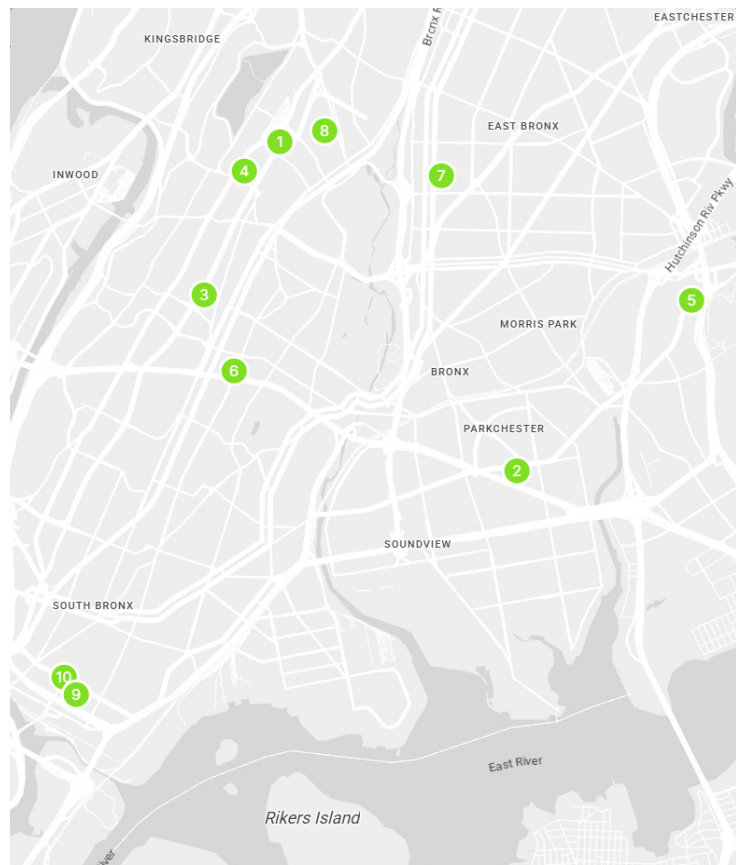
## APRIL 2025 MARKET REPORT

### TOP 10 TRANSACTIONS

By Dollar Volume April 2025

	ADDRESS	SALE PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2914 Jerome Avenue	\$12,500,000	Bedford Park	Multi-Family	123
2	1265 Olmstead Avenue	\$9,706,000	Unionport	Multi-Family	88
3	2092 Grand Concourse	\$9,450,000	Fordham	Development	*107,141 BSF
4	2705-2707 Morris Avenue	\$4,467,677	Fordham	Multi-Family	56
5	2023 Colonial Avenue	\$3,800,000	Pelham Bay	Multi-Family	41
6	4135-4137 3rd Avenue	\$3,750,000	Tremont	Development	* 40,400 BSF
7	2758 Cruger Avenue	\$3,600,000	Allerton	Multi-Family	54
8	3021 Briggs Avenue	\$3,100,000	Bedford Park	Multi-Family	37
9	462 East 137th Street	\$2,300,000	Mott Haven	Multi-Family	20
10	389 East 138th Street	\$2,080,000	Mott Haven	Mixed Use	18

\*Development Site / Buildable Square Footage



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## APRIL 2025 MARKET REPORT

### DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

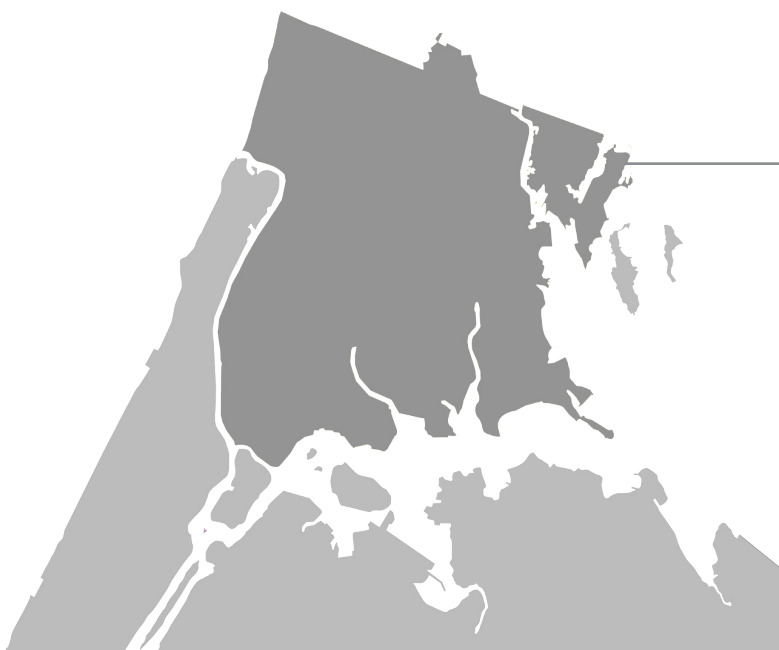
	Multifamily	Mixed-Use	Development	Total
<b>Bronx</b>				
# of transactions	10	1	2	13
Dollar Volume	\$43,123,677	\$2,080,000	\$13,200,000	\$58,403,677
Total SF	426,251	13,083	147,541 BSF	439,334 SF / 147,541 BSF
Avg. \$/SF	\$144	\$159	\$91/BSF	\$145/SF / \$91/BSF

\*Development Site / Buildable Square Footage

**Neighborhoods:** Allerton, Baychester, Bedford Park, Belmont, Bronxdale, Castle Hill, City Island, Claremont, Claremont Village, Clason Point, Concourse, Concourse Village, Co-OP City, Eastchester, Edenwald, Fairmont - Claremont Village, Fieldston, Fordham, Foxhurst, High Bridge, Hunts Point, Kingsbridge, Kingsbridge Heights - Jerome Park, Laconia, Longwood, Melrose, Morrisania, Morris Heights, Morris Park, Mott Haven, Mount Eden, Mount Hope, North Riverdale, Norwood, Olinville, Parkchester, Park Versailles - Bronx River, Pelham Bay, Pelham Bay Park, Pelham Gardens, Port Morris, Riverdale, Soundview, Spencer Estates - Country Club, Spuyten Duyvil, Throggs Neck, Tremont, Unionport, University Heights, Van Nest, Wakefield, Westchester Village, West Farms, Williamsbridge, Woodlawn, Woodstock

## TEAM BREAKDOWN

### MARKET AMBASSADORS



#### BRONX TEAM

Derek Bestreich  
Steve Reynolds  
Brian Davila  
Jared Friedman  
John Loch  
David Roman  
Brandon Levy  
Carson Brantley  
Katuska Polanco



# IPRG

## THE BRONX MARKET REPORT

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