

# THE BRONX MARKET REPORT

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Q1 2025

IPRG



# BRONX

## Q1 2025 MARKET REPORT

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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.

The Bronx real estate market posted a strong start to 2025, signaling growing investor interest and accelerating development momentum. In Q1 2025, transaction volume in the borough increased by 79% year-over-year, totaling 43 deals, while the total dollar volume jumped 63% to \$151.1 million. Although the number of units sold declined slightly by 18%, the volume of buildable square footage traded surged by an impressive 853%, reaching nearly 689,000 buildable SF, a clear indicator of rising developer activity and long-term investment confidence.

Multifamily assets led the quarter with \$64.81 million in sales across 22 transactions, while development sites accounted for \$69.78 million across 13 deals, showing sharp interest in future construction opportunities. Mixed-use properties contributed \$16.51 million from 8 transactions, with neighborhoods like Fordham, Mott Haven, and Norwood seeing a concentration of activity.

The Bronx's performance reflects a broader trend of outer borough growth and highlights its emerging role as a high-potential alternative to Manhattan. With competitive price points, increasing infrastructure investment, and scalable development opportunities, the Bronx continues to gain traction among investors seeking value and long-term upside in New York City real estate.

### REPORT CRITERIA

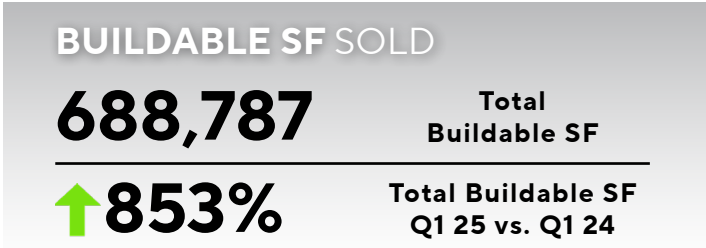
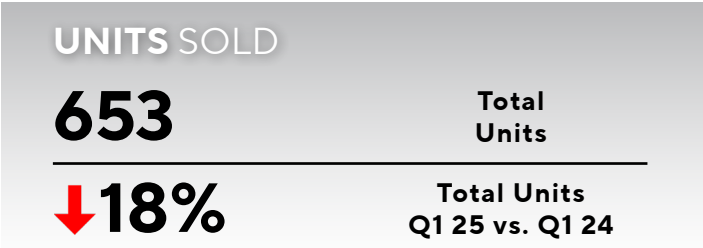
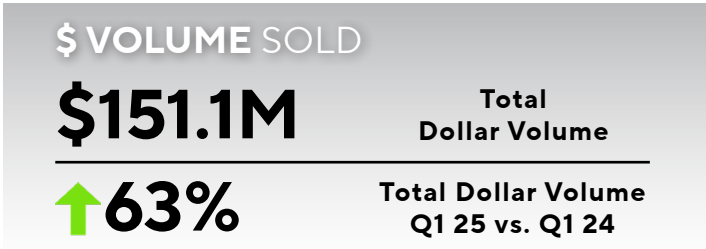
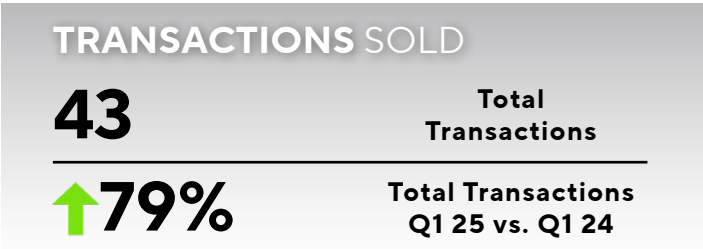
**Multifamily, Mixed-Use and Development** transactions between **\$1,000,000 - \$50,000,000** from **January 1, 2025 - March 31, 2025**

**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

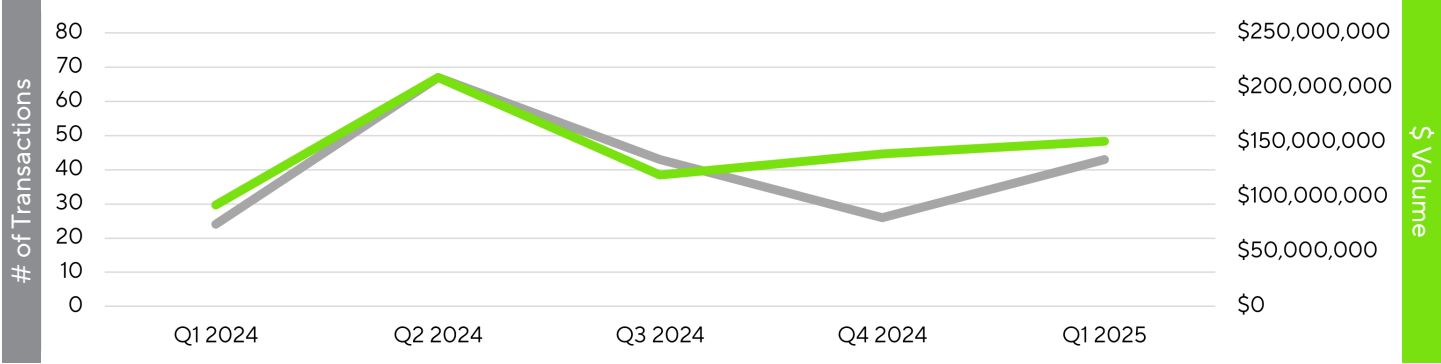
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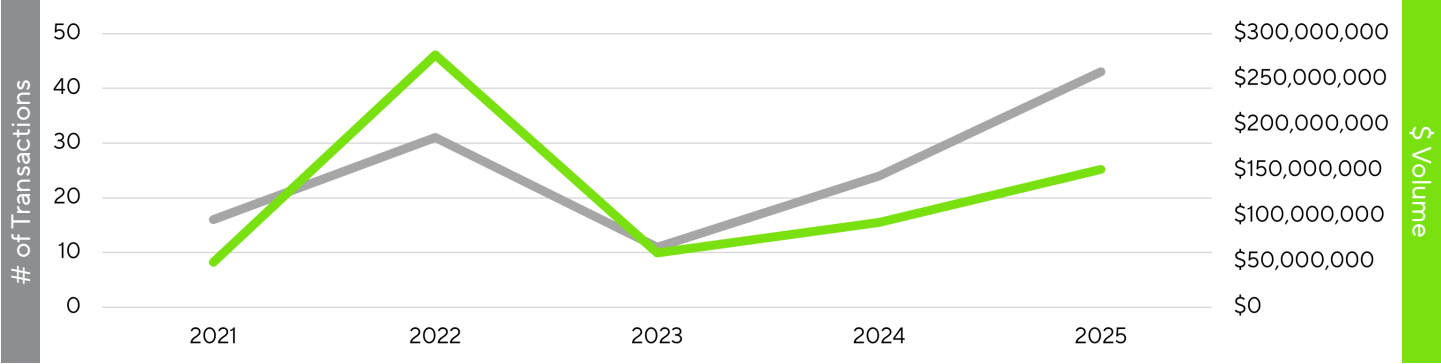
### QUARTER OVER QUARTER

Quarterly 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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## Q1 2025 MARKET REPORT

### MULTIFAMILY METRICS AND TOP TRANSACTIONS

22

TRANSACTIONS SOLD

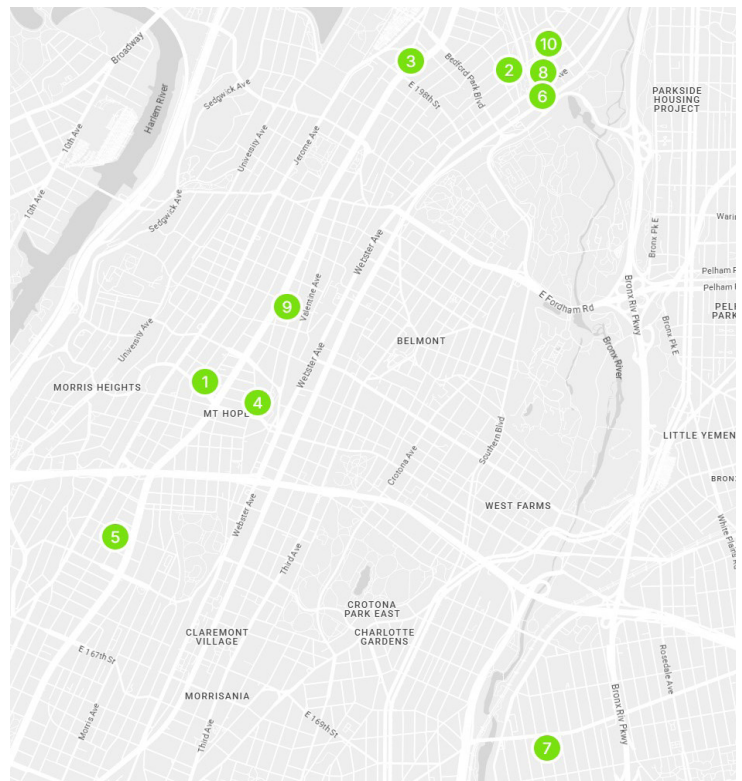
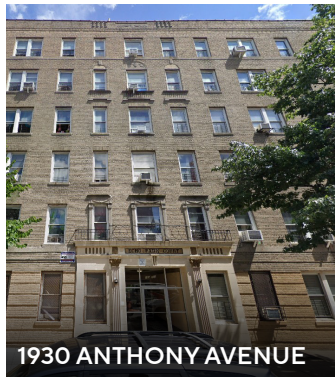
\$64.81M

\$ VOLUME SOLD

581

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	SQUARE FEET	\$/SF
1	1975 Creston Avenue	\$6,300,000	Mount Hope	37,960	\$166
2	375 East Mosholu Parkway North	\$5,700,000	Norwood	62,118	\$92
3	2877 Grand Concourse	\$4,700,000	Bedford Park	75,560	\$62
4	1930 Anthony Avenue	\$4,500,000	Mount Hope	66,000	\$68
5	1475 Wythe Place	\$4,500,000	Mount Eden	75,594	\$60
6	391 East Mosholu Parkway North	\$4,300,000	Norwood	36,540	\$118
7	1161 Elder Avenue	\$4,050,000	Soundview	36,500	\$111
8	385 East Mosholu Parkway North	\$3,800,000	Norwood	69,336	\$55
9	212 East 182nd Street	\$3,350,000	Fordham	36,000	\$93
10	3052 Hull Avenue	\$3,300,000	Norwood	6,561	\$503





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## Q1 2025 MARKET REPORT

### MIXED-USE METRICS AND TOP TRANSACTIONS

8

TRANSACTIONS SOLD

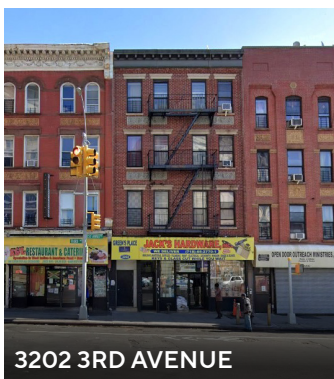
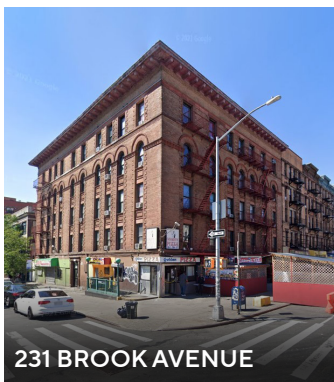
\$16.51M

\$ VOLUME SOLD

72

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	SQUARE FEET	\$/SF
1	231 Brook Avenue	\$5,000,000	Mott Haven	25,460	\$196
2	317 Alexander Avenue	\$2,280,000	Mott Haven	9,340	\$244
3	3202 3rd Avenue	\$1,854,000	Woodstock	7,300	\$254
4	1570 Webster Avenue	\$1,800,000	Claremont	11,921	\$151
5	3439 East Tremont Avenue	\$1,550,000	Throggs Neck	3,370	\$460
6	3594 Greystone Avenue	\$1,525,000	Kingsbridge	4,718	\$323
7	1554 Paulding Avenue	\$1,350,000	Morris Park	5,996	\$225
8	1869 Mayflower Avenue	\$1,150,000	Pelham Bay	2,000	\$575



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## Q1 2025 MARKET REPORT

### DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

13

TRANSACTIONS SOLD

\$69.78M

\$ VOLUME SOLD

688,787

BUILDABLE SF SOLD

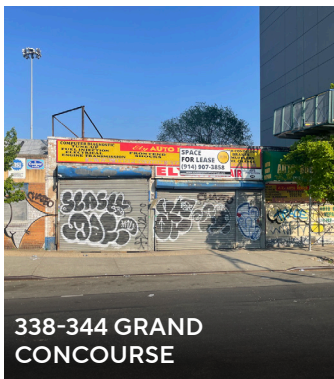
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	1545 Jerome Avenue & 1540 Inwood Avenue	\$15,000,000	High Bridge	160,000	\$94
2	57 East Burnside Avenue	\$15,000,000	Fordham	150,000	\$100
3	338-344 Grand Concourse	\$8,000,000	Mott Haven	66,220	\$121
4	299 East Burnside Avenue & 3149-4-6	\$4,700,000	Fordham	4,600	\$102
5	2748 Jerome Avenue	\$4,500,000	Fordham	72,000	\$97
6	101 East Kingsbridge Road	\$4,200,000	Fordham	37,547	\$112
7	2260 Morris Avenue	\$3,375,000	Fordham	36,722	\$92
8	2758 Morris Avenue	\$3,125,000	Bedford Park	28,595	\$109
9	2471-2475 Webster Avenue	\$3,100,000	Fordham	35,687	\$87
10	2469 Webster Avenue	\$2,900,000	Fordham	35,616	\$81



1545 JEROME AVENUE &  
1540 INWOOD AVENUE



57 E BURNSIDE AVENUE



338-344 GRAND  
CONCOURSE



299 E BURNSIDE AVENUE  
& 03149-0004-0006





# TEAM BREAKDOWN

## MARKET AMBASSADORS

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### BRONX TEAM

Derek Bestreich

Steve Reynolds

Brian Davila

Jared Friedman

John Loch

David Roman

Brandon Levy



# IPRG

## THE BRONX MARKET REPORT

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