

THE BRONX MARKET REPORT

Q2 2025

IPRG



BRONX

Q2 2025 MARKET REPORT

REPORT CRITERIA

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

50

Total Transactions

↓ **25%**

Total Transactions
Q2 25 vs. Q2 24

\$ VOLUME SOLD

\$187.23M

Total Dollar Volume

↓ **11%**

Total Dollar Volume
Q2 25 vs. Q2 24

UNITS SOLD

1,571

Total Units

↑ **109%**

Total Units
Q2 25 vs. Q2 24

BUILDABLE SF SOLD

343,640

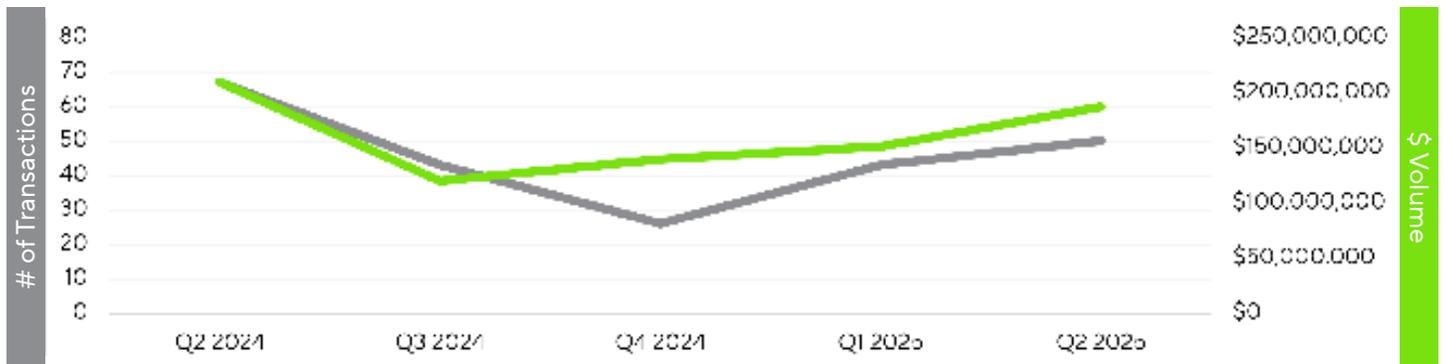
Total Buildable SF

↓ **71%**

Total Buildable SF
Q2 25 vs. Q2 24

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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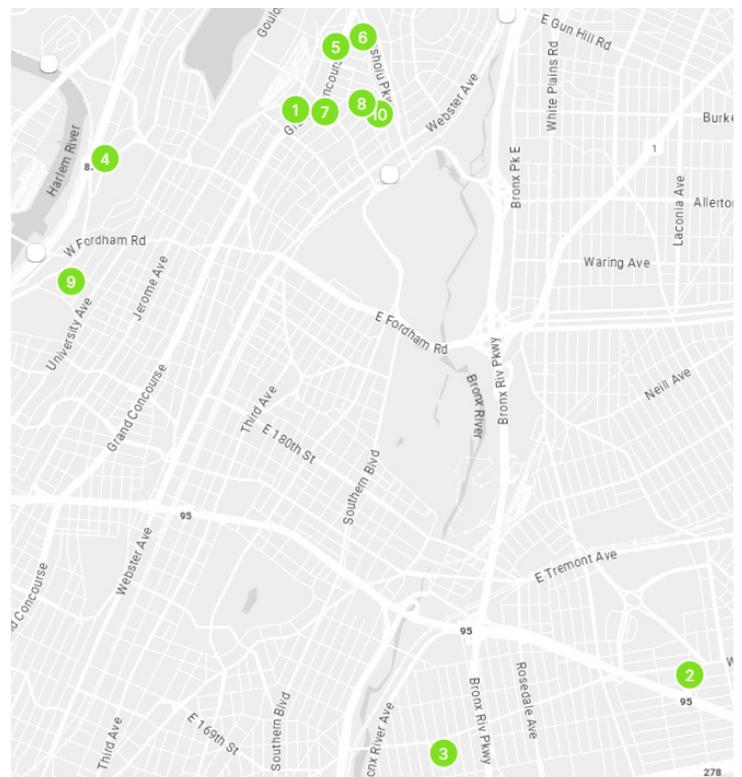
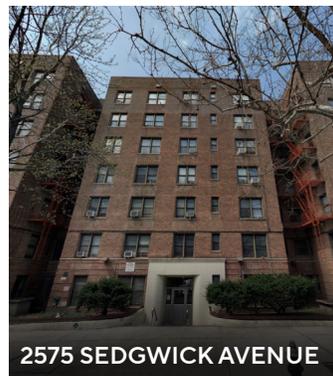
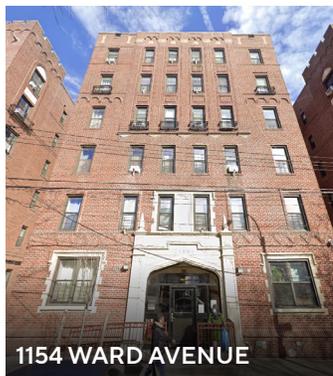
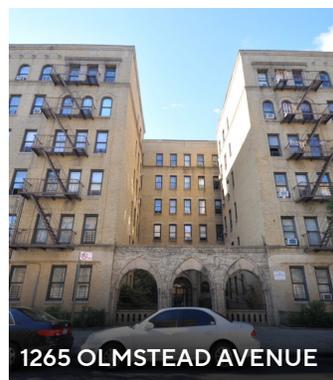
MULTIFAMILY METRICS AND TOP TRANSACTIONS

32
TRANSACTIONS SOLD

\$126.53M
\$ VOLUME SOLD

1,344
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	2914 Jerome Avenue	\$12,500,000	Bedford Park	123	\$101,626	124,492	\$100
2	1265 Olmstead Avenue	\$9,706,000	Unionport	88	\$110,295	92,666	\$105
3	1154 Ward Avenue	\$7,500,000	Soundview	95	\$78,947	90,000	\$83
4	2575 Sedgwick Avenue & 03237-0050,52,54	\$7,135,420	Fordham	86	\$82,970	86,000	\$83
5	3155 Grand Concourse	\$6,695,380	Bedford Park	65	\$103,006	86,000	\$78
6	100 East Mosholu Parkway South	\$6,412,340	Bedford Park	49	\$130,864	82,218	\$78
7	222 Bedford Park Boulevard	\$5,805,740	Bedford Park	63	\$92,155	71,250	\$81
8	275 East 201st Street	\$5,472,420	Bedford Park	62	\$88,265	68,040	\$80
9	120 West 183rd Street	\$4,947,220	University Heights	56	\$88,343	58,824	\$84
10	316 East Mosholu Parkway South	\$4,794,990	Bedford Park	55	\$87,182	65,856	\$73



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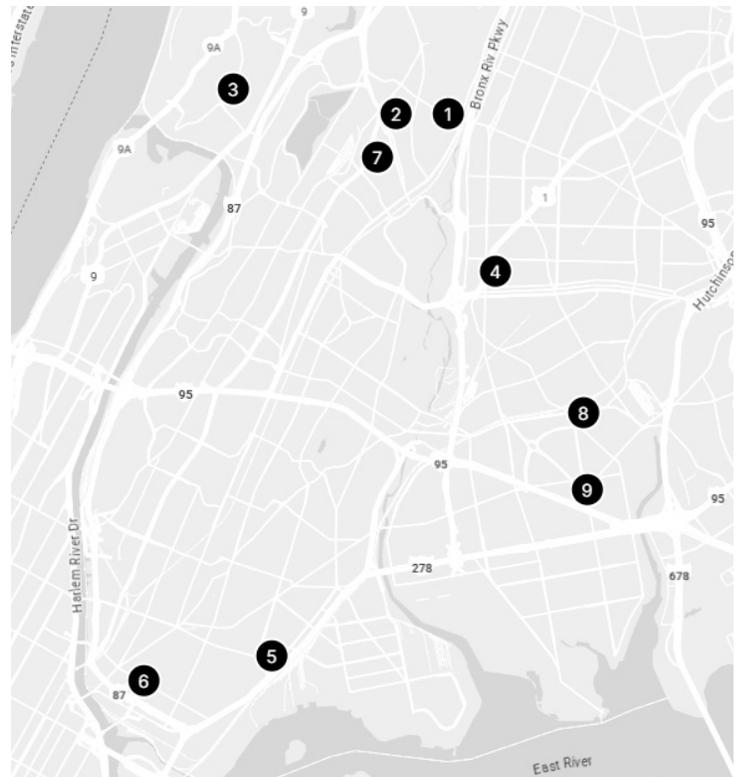
MIXED-USE METRICS AND TOP TRANSACTIONS

9
TRANSACTIONS SOLD

\$29.33M
\$ VOLUME SOLD

227
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	323 East Gun Hill Road	\$5,750,000	Norwood	56	\$102,679	67,500	\$85
2	33-35 East 208th Street	\$5,251,670	Norwood	55	\$95,485	58,001	\$91
3	3174 Riverdale Avenue	\$4,800,000	Kingsbridge	12	\$400,000	12,143	\$395
4	2303 Holland Avenue	\$4,550,000	Allerton	53	\$85,849	36,970	\$123
5	576 Southern Boulevard	\$2,574,445	Longwood	20	\$128,722	19,800	\$130
6	389 East 138th Street	\$2,080,000	Mott Haven	18	\$115,556	13,083	\$159
7	239 East 203rd Street	\$1,750,000	Bedford Park	6	\$291,667	3,000	\$583
8	2446 East Tremont Avenue	\$1,555,000	Westchester Village	4	\$388,750	3,465	\$449
9	1238 Castle Hill Avenue	\$1,025,000	Unionport	3	\$341,667	3,600	\$285



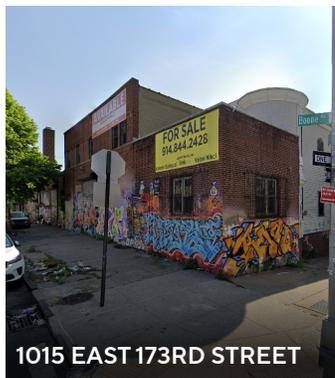
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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

<h1 style="font-size: 2em; margin: 0;">9</h1> <p style="font-weight: bold; margin: 0;">TRANSACTIONS SOLD</p>	<h1 style="font-size: 2em; margin: 0;">\$31.35M</h1> <p style="font-weight: bold; margin: 0;">\$ VOLUME SOLD</p>	<h1 style="font-size: 2em; margin: 0;">343,640</h1> <p style="font-weight: bold; margin: 0;">BUILDABLE SF SOLD</p>
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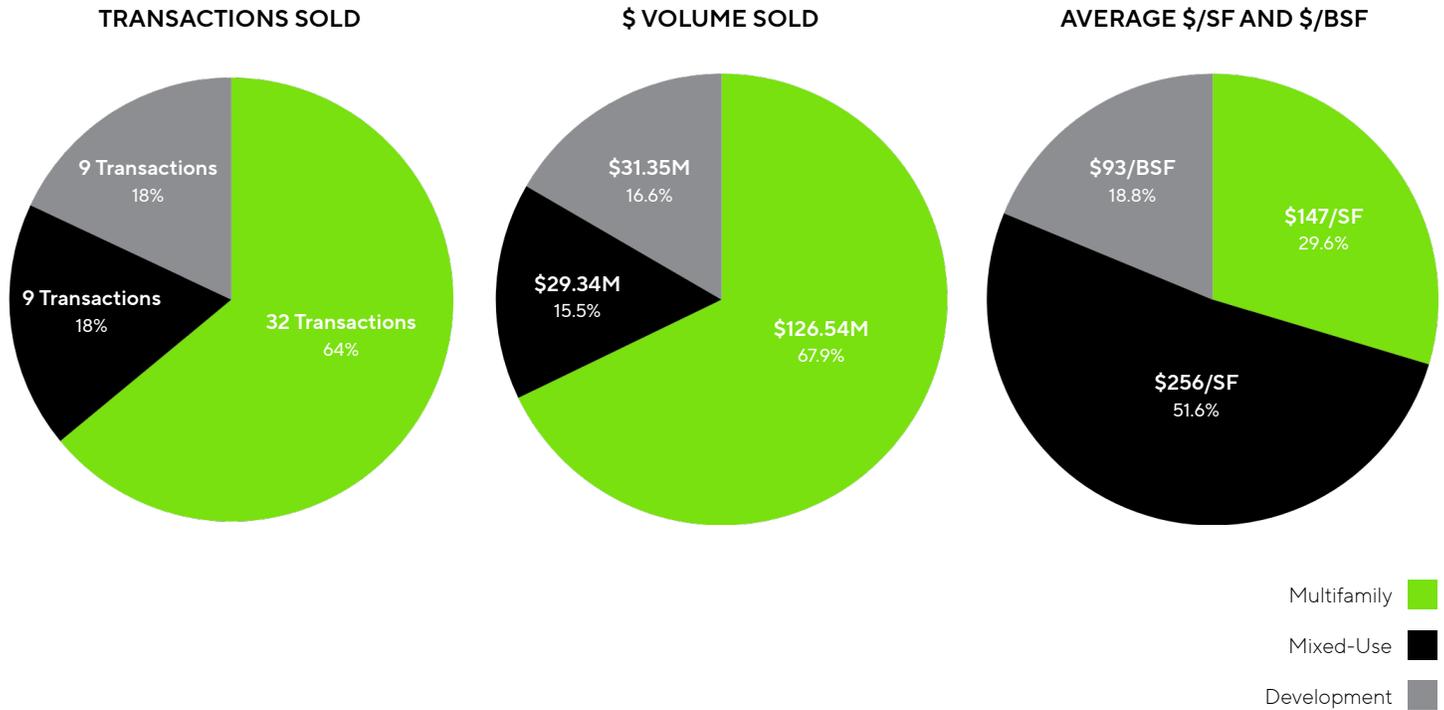
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	2092 Grand Concourse	\$9,450,000	Fordham	107,141	\$88
2	1563 Boone Avenue	\$6,000,000	Fairmont - Claremont Village	60,000	\$100
3	1015 East 173rd Street	\$3,900,000	Fairmont - Claremont Village	43,432	\$90
4	4135-4137 3rd Avenue	\$3,750,000	Tremont	40,400	\$93
5	3242 Riverdale Avenue	\$2,550,000	Kingsbridge	31,944	\$79
6	4350 Van Cortlandt Park East	\$1,550,000	Woodlawn	19,748	\$78
7	05260-0028 & 05263-0335	\$1,525,000	Eastchester	15,000	\$102
8	1407-1411 Nelson Avenue	\$1,350,000	High Bridge	14,375	\$94
9	4259 3rd Avenue	\$1,275,000	Tremont	11,600	\$110



BRONX

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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



TEAM BREAKDOWN

MARKET AMBASSADORS



BRONX TEAM

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



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