

THE BRONX MARKET REPORT

Q3 2025

IPRG

BRONX

Q3 2025 MARKET REPORT

REPORT CRITERIA

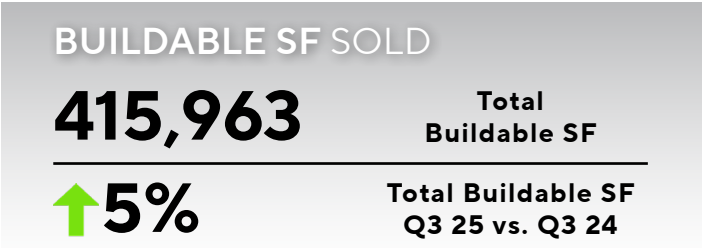
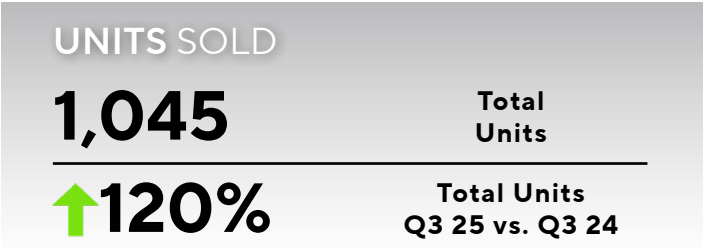
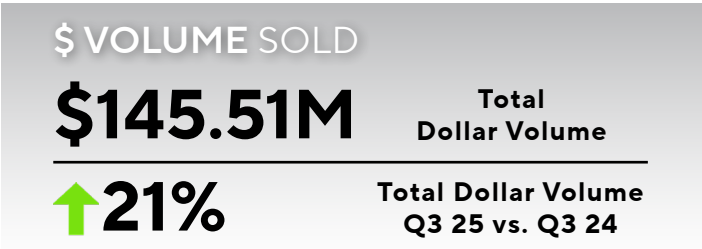
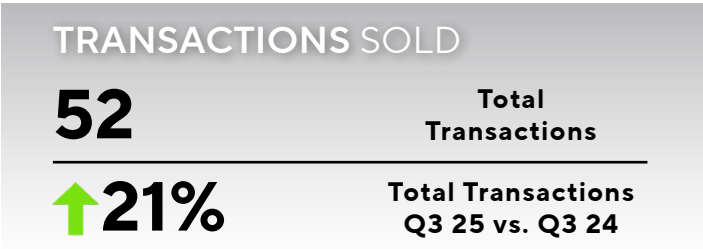
Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2025 - September 30, 2025**

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

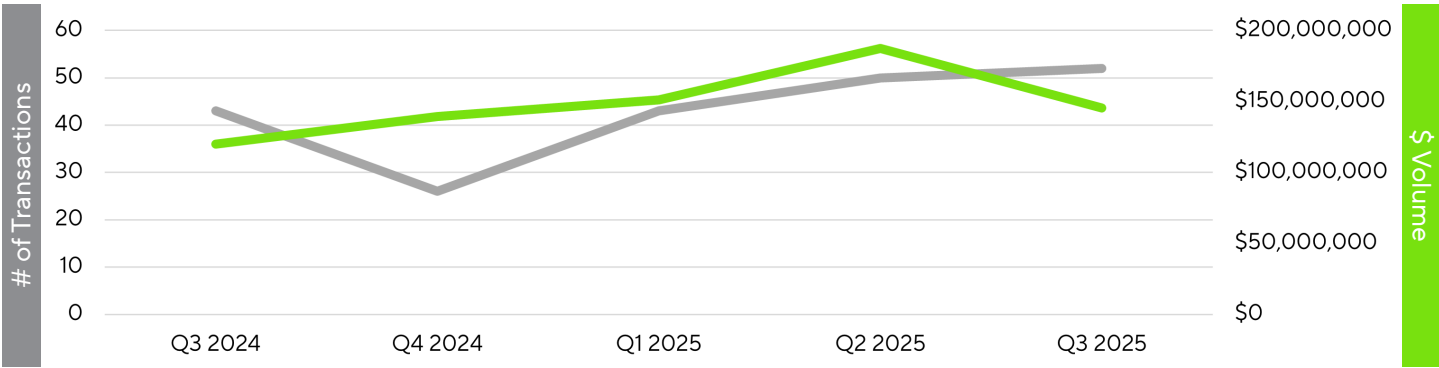
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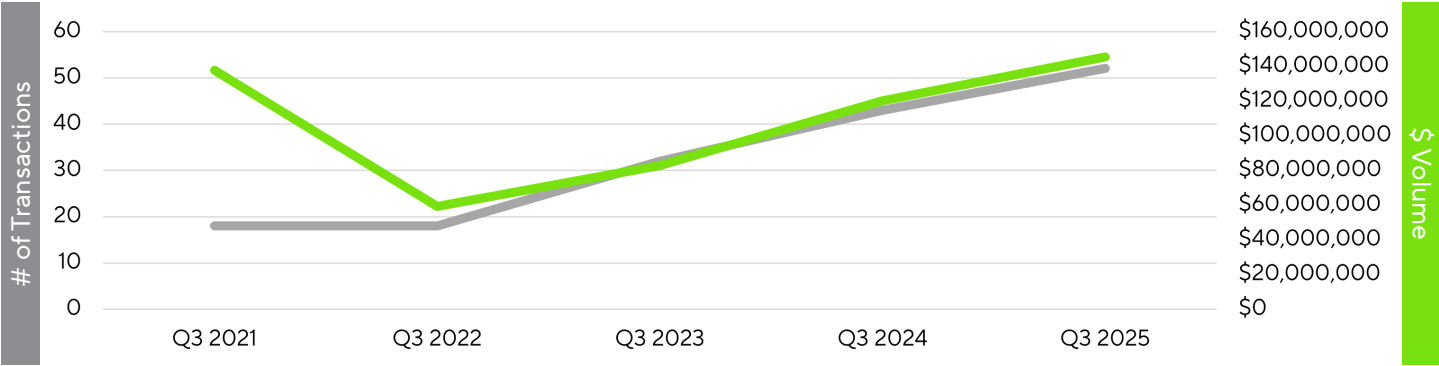
QUARTER OVER QUARTER

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

22

TRANSACTIONS SOLD

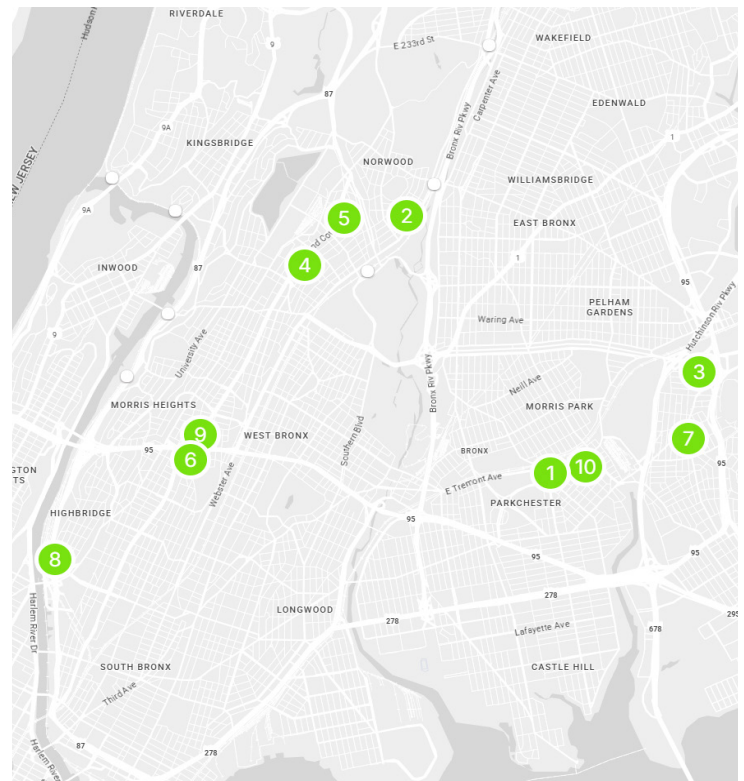
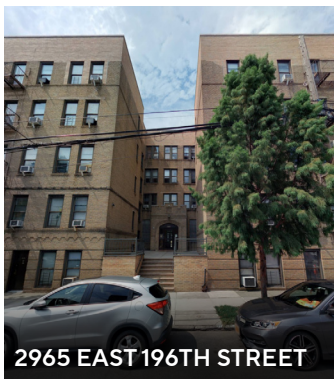
\$50.6M

\$ VOLUME SOLD

562

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	1776 Castle Hill Avenue	\$7,500,000	Westchester Village	85	\$88,235	78,000	\$96
2	3209 Decatur Avenue	\$5,250,000	Norwood	57	\$92,105	71,400	\$74
3	2965 East 196th Street	\$4,500,000	Pelham Bay	53	\$84,906	42,000	\$107
4	220 Miriam Street	\$3,900,000	Bedford Park	54	\$72,222	54,200	\$72
5	227 East 203rd Street	\$3,200,000	Bedford Park	43	\$72,727	5,0762	\$63
6	1665 Morris Avenue	\$3,200,000	Mount Eden	43	\$74,419	37,716	\$85
7	1721 Hobart Avenue	\$2,700,000	Pelham Bay	37	\$72,973	25,412	\$106
8	906 Summit Avenue	\$2,650,000	High Bridge	16	\$165,625	14,175	\$187
9	1745 Eastburn Avenue	\$2,462,500	Mount Hope	38	\$64,803	32,065	\$77
10	1625 Benson Street	\$1,450,000	Westchester Village	17	\$85,294	18,535	\$78



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MIXED-USE METRICS AND TOP TRANSACTIONS

14

TRANSACTIONS SOLD

\$52.2M

\$ VOLUME SOLD

483

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	632-644 Wales Ave, 785-795 E 151st St, 786-790 E 152nd St	\$19,625,000	Woodstock	251	\$78,187	163,428	\$120
2	2665 Grand Concourse	\$9,500,000	Fordham	117	\$81,197	150,000	\$63
3	2359 Grand Concourse	\$3,800,000	Fordham	27	\$140,741	21,176	\$179
4	4189 White Plains Road	\$3,100,000	Wakefield	7	\$442,857	8,088	\$383
5	386 East 139th Street	\$2,884,164	Mott Haven	19	\$151,798	11,550	\$250
6	1428 Blondell Avenue	\$2,800,000	Westchester Village	3	\$933,333	9,750	\$287
7	762 Morris Park Avenue	\$1,800,000	Van Nest	20	\$90,000	14,724	\$122
8	3182 East Tremont Avenue	\$1,415,000	Pelham Bay	4	\$353,750	3,675	\$385
9	2445 Woodhull Avenue	\$1,375,000	Pelham Gardens	3	\$458,333	4,500	\$306
10	3825 3rd Avenue	\$1,300,000	Claremont	5	\$260,000	5,940	\$219



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

16

TRANSACTIONS SOLD

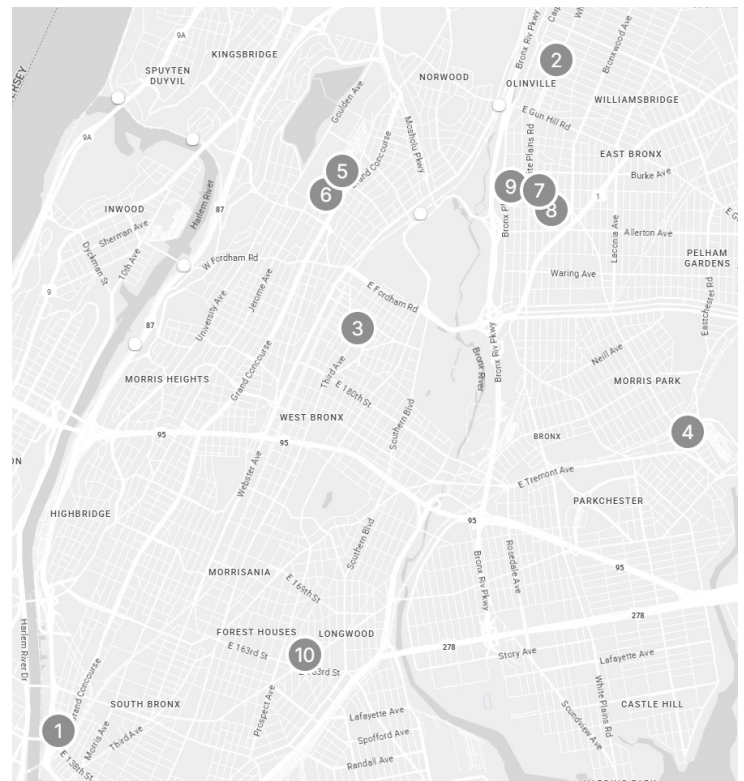
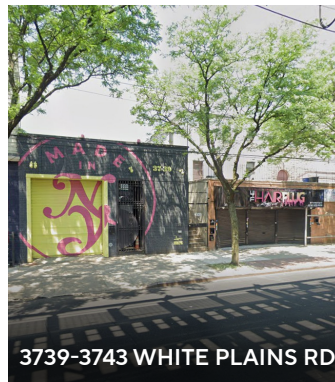
\$42.71M

\$ VOLUME SOLD

415,963

BUILDABLE SF SOLD

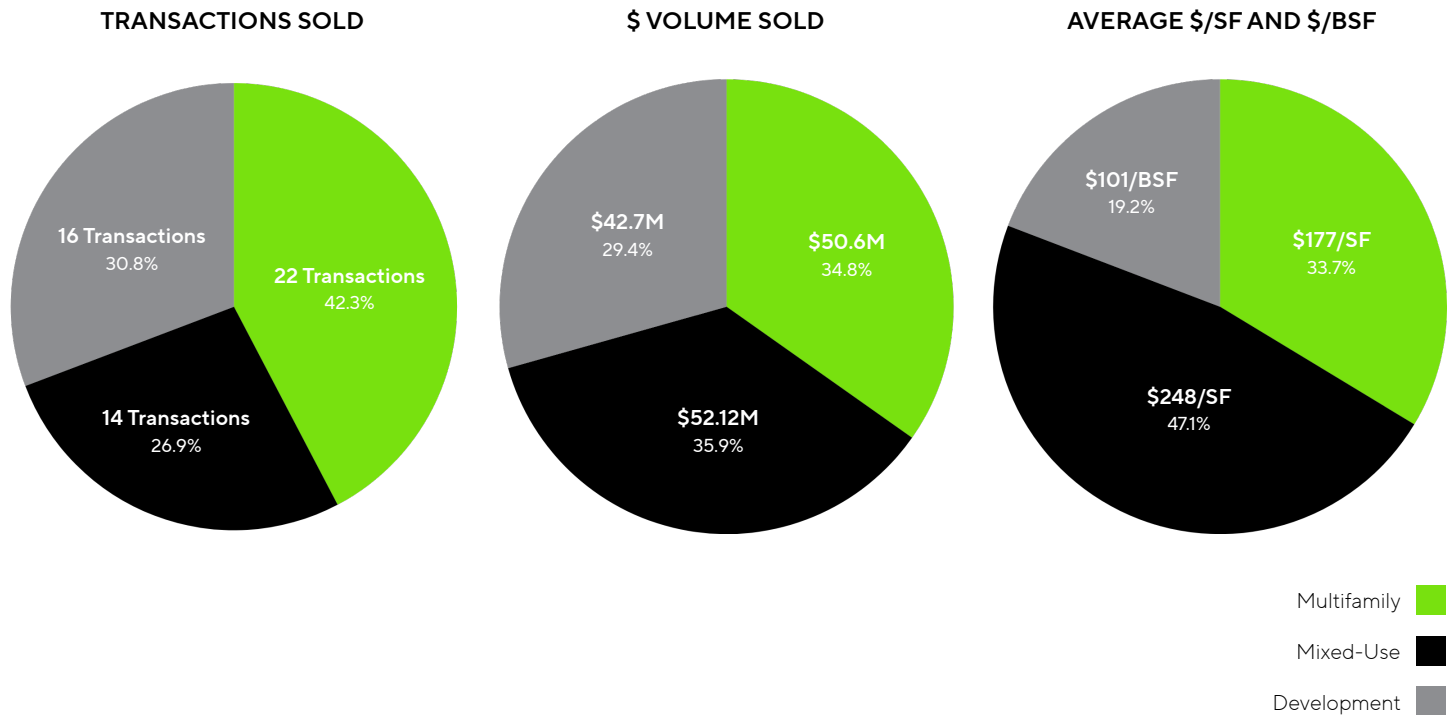
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	301 Walton Avenue	\$6,000,000	Mott Haven	42,525	\$141
2	3739-3743 White Plains Road	\$5,370,000	Olinville	59,420	\$90
3	4568-4574 3rd Avenue & 2359 Lorillard Place	\$5,050,000	Belmont	49,362	\$102
4	1615 Eastchester Road	\$4,200,000	Westchester Village	40,850	\$103
5	2868 Jerome Avenue	\$4,100,000	Bedford Park	29,498	\$139
6	2760-2762 Morris Avenue	\$2,950,000	Bedford Park	28,595	\$103
7	2960 Cruger Avenue	\$1,990,000	Allerton	22,179	\$90
8	2768 Wallace Avenue	\$1,850,000	Allerton	22,000	\$84
9	3009-3009 A Barker Avenue	\$1,825,000	Olinville	14,758	\$124
10	979 Intervale Avenue	\$1,800,000	Foxhurst	17,200	\$105



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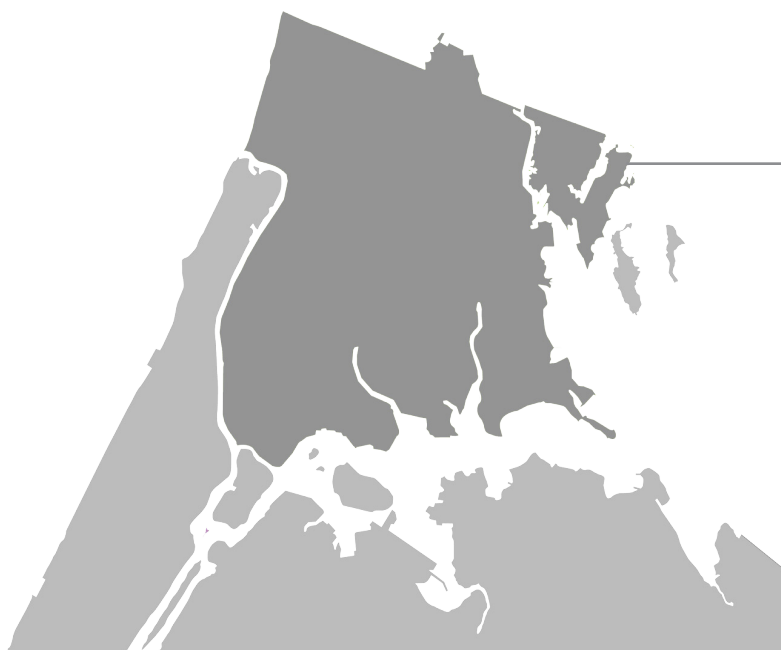
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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



THE BRONX TEAM

MARKET AMBASSADORS



BRONX TEAM

Derek Bestreich
Steve Reynolds
Brian Davila
Jared Friedman
John Loch
David Roman
Carson Brantley
Katiuska Polanco
Miguel Blasco



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