

THE BRONX MARKET REPORT

Q4 2025

REPORT CRITERIA

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

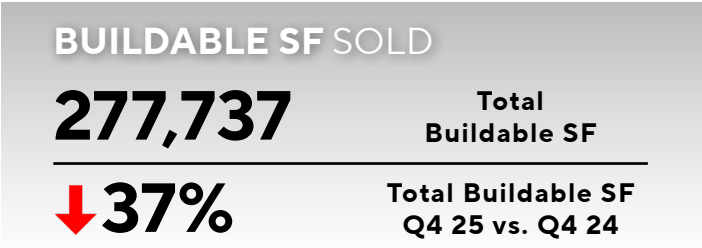
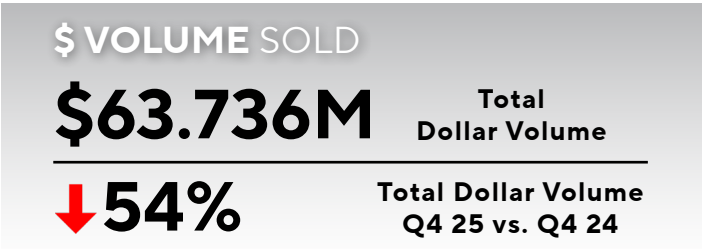
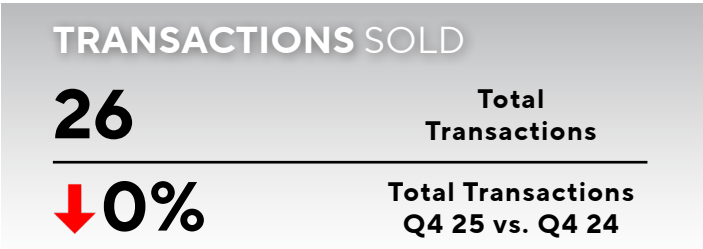
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Neighborhoods: Allerton, Baychester, Bedford Park, Belmont, Bronxdale, Castle Hill, City Island, Claremont, Claremont Village, Clason Point, Concourse, Concourse Village, Co-OP City, Eastchester, Edenwald, Fairmont - Claremont Village, Fieldston, Fordham, 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

IPRG

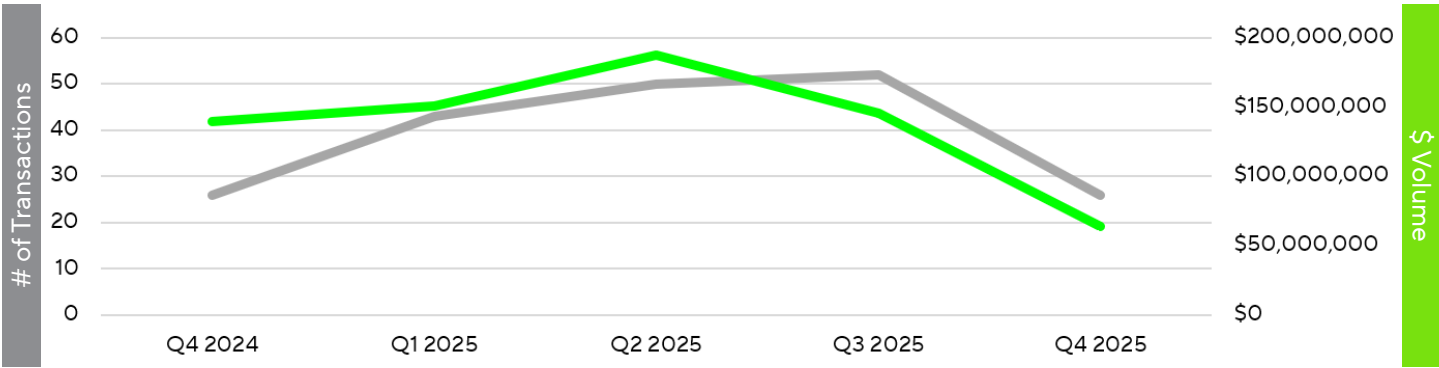
BRONX

Q4 2025 MARKET REPORT



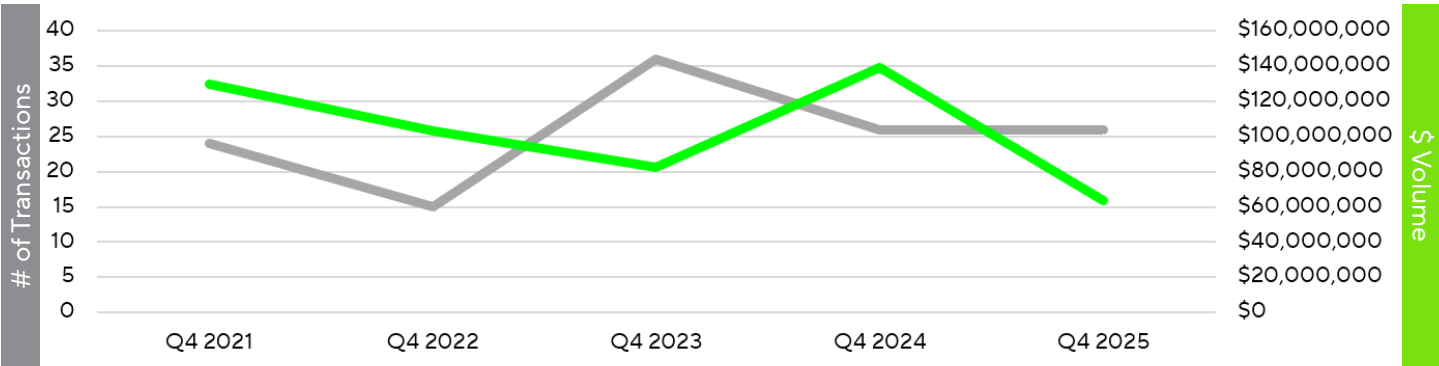
QUARTER OVER QUARTER

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



BRONX

Q4 2025 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

12

TRANSACTIONS SOLD

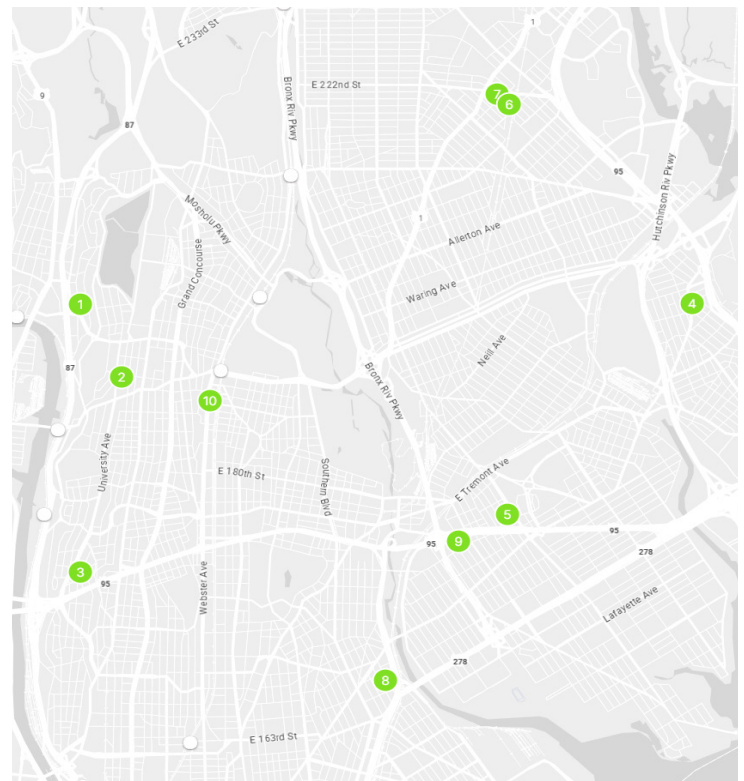
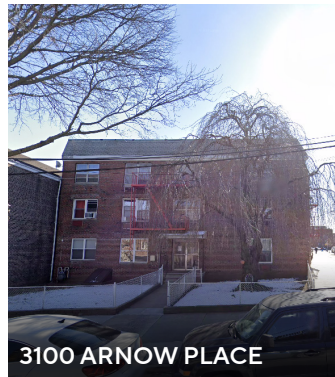
\$22.3M

\$ VOLUME SOLD

182

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	2834 Heath Avenue	\$4,571,500	Kingsbridge	65	\$70,331	68,448	\$67
2	60 West 190th Street	\$4,428,500	Fordham	47	\$94,223	45,035	\$98
3	1639 Nelson Avenue	\$2,600,000	Morris Heights	6	\$433,333	2,772	\$938
4	3100 Arnow Place	\$1,480,000	Pelham Bay	15	\$98,667	11,145	\$133
5	1424 Leland Avenue	\$1,300,000	Park Versailles	4	\$325,000	3,172	\$410
6	3402 Wickham Avenue	\$1,287,000	Laconia	4	\$321,750	3,807	\$338
7	3410 Wickham Avenue	\$1,272,000	Laconia	4	\$318,000	3,600	\$353
8	1039 Longfellow Avenue	\$1,175,000	Foxhurst	4	\$293,750	3,318	\$354
9	1423 Noble Avenue	\$1,125,000	Park Versailles	6	\$187,500	5,670	\$198
10	2408 Webster Avenue	\$1,050,000	Belmont	17	\$61,765	18,573	\$57



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Q4 2025 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

6

TRANSACTIONS SOLD

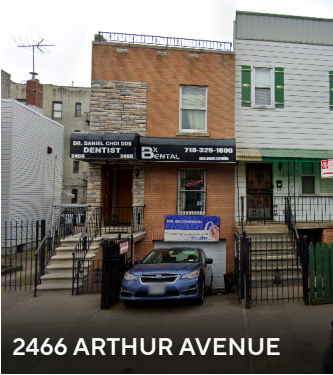
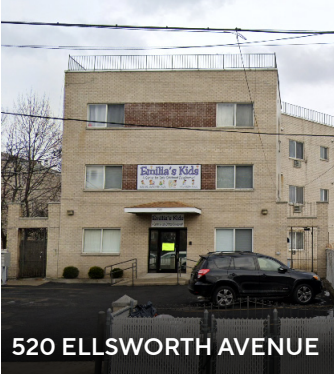
\$10.6M

\$ VOLUME SOLD

108

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	1075 Edison Avenue	\$2,700,000	Throggs Neck	32	\$96,428	27,000	\$100
2	2959 Middletown Road	\$2,325,000	Pelham Bay	6	\$387,500	4,300	\$541
3	520 Ellsworth Avenue	\$2,100,000	Throggs Neck	7	\$300,000	7,025	\$299
4	2466 Arthur Avenue	\$1,200,000	Belmont	2	\$600,000	2,360	\$508
5	1975 LA Lafontaine Avenue	\$1,200,000	Tremont	52	\$23,077	48,000	\$25
6	2420 Webster Avenue	\$1,050,000	Belmont	9	\$116,667	9,333	\$113



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Q4 2025 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

8

TRANSACTIONS SOLD

\$30.8M

\$ VOLUME SOLD

277,737

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	2218 Jerome Avenue	\$8,912,500	Fordham	59,200	\$151
2	114 Bruckner Boulevard	\$7,000,000	Port Morris	57,190	\$122
3	1218-1224 Southern Boulevard	\$3,850,000	Foxhurst	35,700	\$106
4	27-29 Mount Hope Place	\$3,500,000	Mount Hope	37,547	\$93
5	372-376 East 139th Street & 02301-0017	\$2,500,000	Mott Haven	17,160	\$146
6	882 Morris Avenue	\$2,075,000	Concourse Village	21,070	\$98
7	268 East 143rd Street	\$2,000,000	Mott Haven	18,948	\$105
8	163-165 West 165th Street	\$1,000,000	High Bridge	30,922	\$32



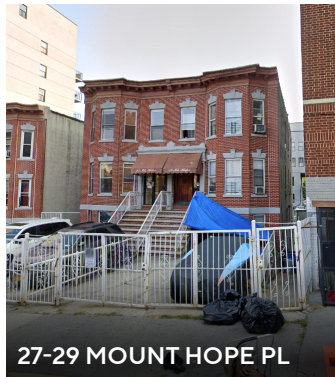
2218 JEROME AVENUE



114 BRUCKNER BLVD



1218-1224 SOUTHERN BLVD



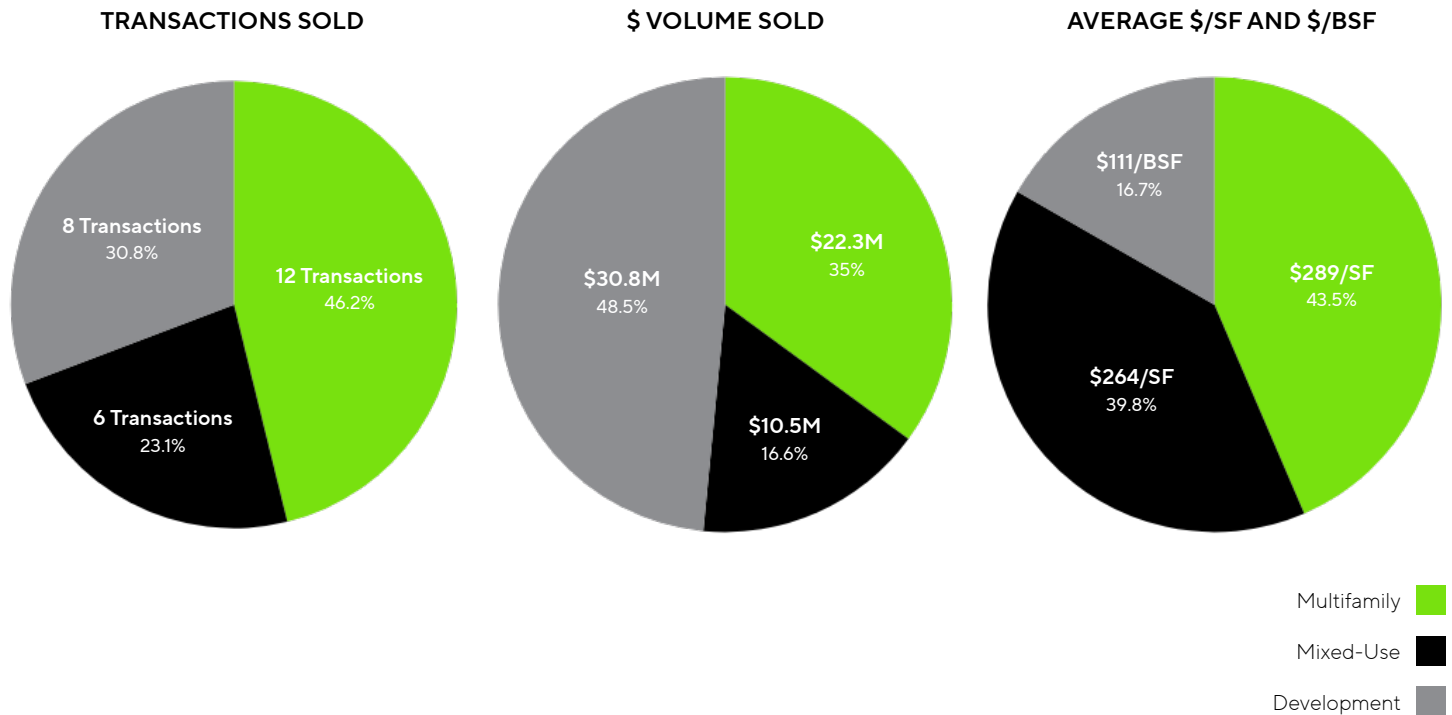
27-29 MOUNT HOPE PL



BRONX

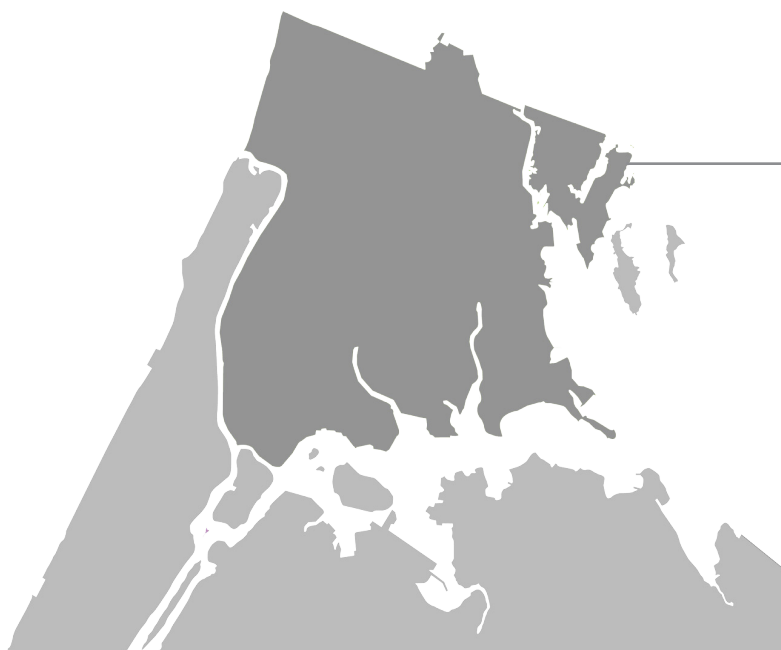
Q4 2025 MARKET REPORT

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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**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**STEVE
REYNOLDS**
718.360.2993
steve@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**JARED
FRIEDMAN**
718.550.0087
jfriedman@iprg.com

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718.360.8801

www.IPRG.com