

THE BRONX MARKET REPORT

Q1 2026

REPORT CRITERIA

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

IPRG

BRONX

Q1 2026 MARKET REPORT

TRANSACTIONS SOLD

30

Total Transactions

↓ **30%**

Total Transactions
Q1 26 vs. Q1 25

\$ VOLUME SOLD

\$69.3M

Total Dollar Volume

↓ **54%**

Total Dollar Volume
Q1 26 vs. Q1 25

UNITS SOLD

454

Total Units

↓ **30%**

Total Units
Q1 26 vs. Q1 25

BUILDABLE SF SOLD

216,821

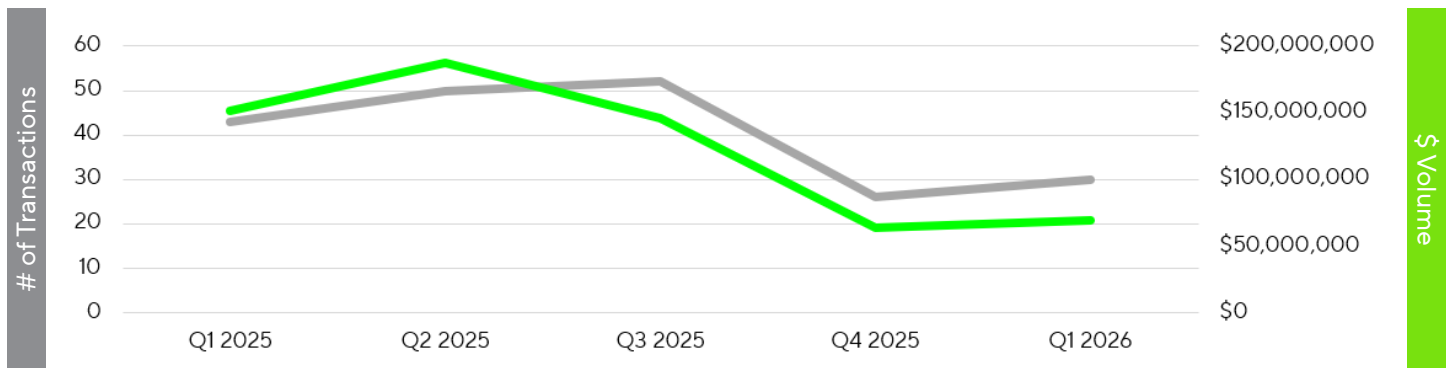
Total Buildable SF

↓ **69%**

Total Buildable SF
Q1 26 vs. Q1 25

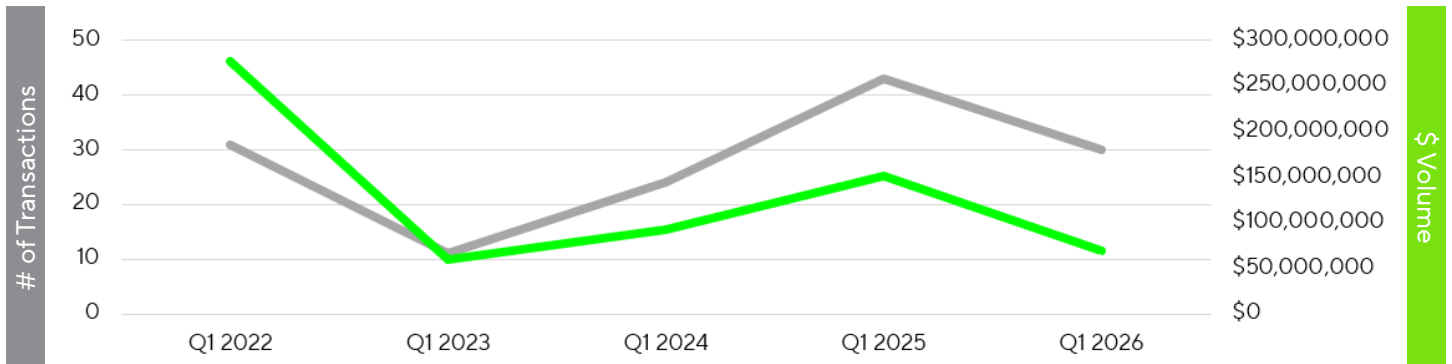
QUARTER OVER QUARTER

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

16

TRANSACTIONS SOLD

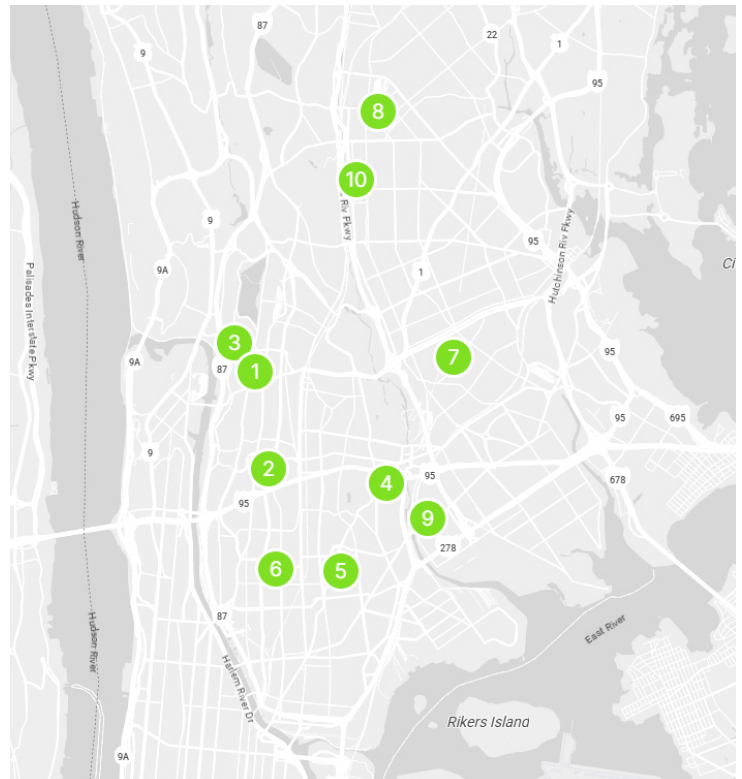
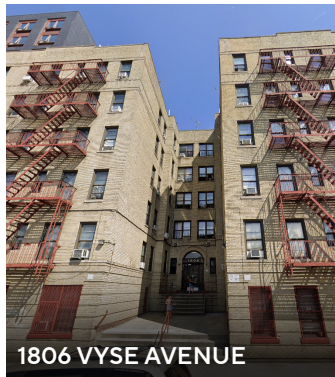
\$34.3M

\$ VOLUME SOLD

285

UNITS SOLD

| | ADDRESS | SALE PRICE | NEIGHBORHOOD | UNITS | \$/UNIT | SF | \$/SF |
|----|--------------------------|-------------|-------------------------------|-------|-----------|--------|-------|
| 1 | 2505 Grand Avenue | \$7,000,000 | Fordham | 46 | \$152,174 | 8,300 | \$843 |
| 2 | 1860 Morris Avenue | \$4,300,000 | Mount Hope | 67 | \$64,179 | 66,550 | \$65 |
| 3 | 2700 Kingsbridge Terrace | \$2,750,000 | Kingsbridge Heights | 44 | \$62,500 | 37,000 | \$74 |
| 4 | 1806 Vyse Avenue | \$2,500,000 | Fairmont - Claremont Village | 52 | \$48,077 | 36,300 | \$69 |
| 5 | 1115 Forest Avenue | \$2,452,781 | Morrisania | 5 | \$490,556 | 3,075 | \$798 |
| 6 | 1151 Grant Avenue | \$1,850,000 | Concourse Village | 6 | \$308,333 | 3,750 | \$493 |
| 7 | 2023 Paulding Avenue | \$1,755,000 | Morris Park | 12 | \$146,250 | 10,560 | \$166 |
| 8 | 4381 Barnes Avenue | \$1,500,000 | Wakefield | 6 | \$250,000 | 3,264 | \$460 |
| 9 | 1219 Elder Avenue | \$1,452,500 | Park Versailles - Bronx River | 11 | \$132,045 | 13,200 | \$110 |
| 10 | 637 East 224th Street | \$1,450,000 | Wakefield | 8 | \$181,250 | 7,691 | \$189 |



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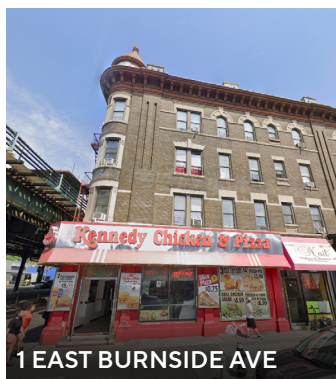
MIXED-USE METRICS AND TOP TRANSACTIONS

5
TRANSACTIONS SOLD

\$13.4M
\$ VOLUME SOLD

169
UNITS SOLD

| | ADDRESS | SALE PRICE | NEIGHBORHOOD | UNITS | \$/UNIT | SF | \$/SF |
|---|--------------------------|-------------|-------------------------------|-------|-----------|--------|-------|
| 1 | 1990 Ellis Avenue | \$5,500,000 | Unionport | 86 | \$63,953 | 76,000 | \$72 |
| 2 | 2510-2530 Tratman Avenue | \$2,565,000 | Westchester Village | 63 | \$40,714 | 59,143 | \$43 |
| 3 | 1 East Burnside Ave | \$2,200,000 | Fordham | 11 | \$200,000 | 9,500 | \$232 |
| 4 | 1748 East 174th Street | \$2,000,000 | Park Versailles - Bronx River | 7 | \$285,714 | 4,300 | \$465 |
| 5 | 2576 Boston Road | \$1,200,000 | Allerton | 2 | \$600,000 | 3,972 | \$302 |



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

9

TRANSACTIONS SOLD

\$21.4M

\$ VOLUME SOLD

70

BUILDABLE SF SOLD

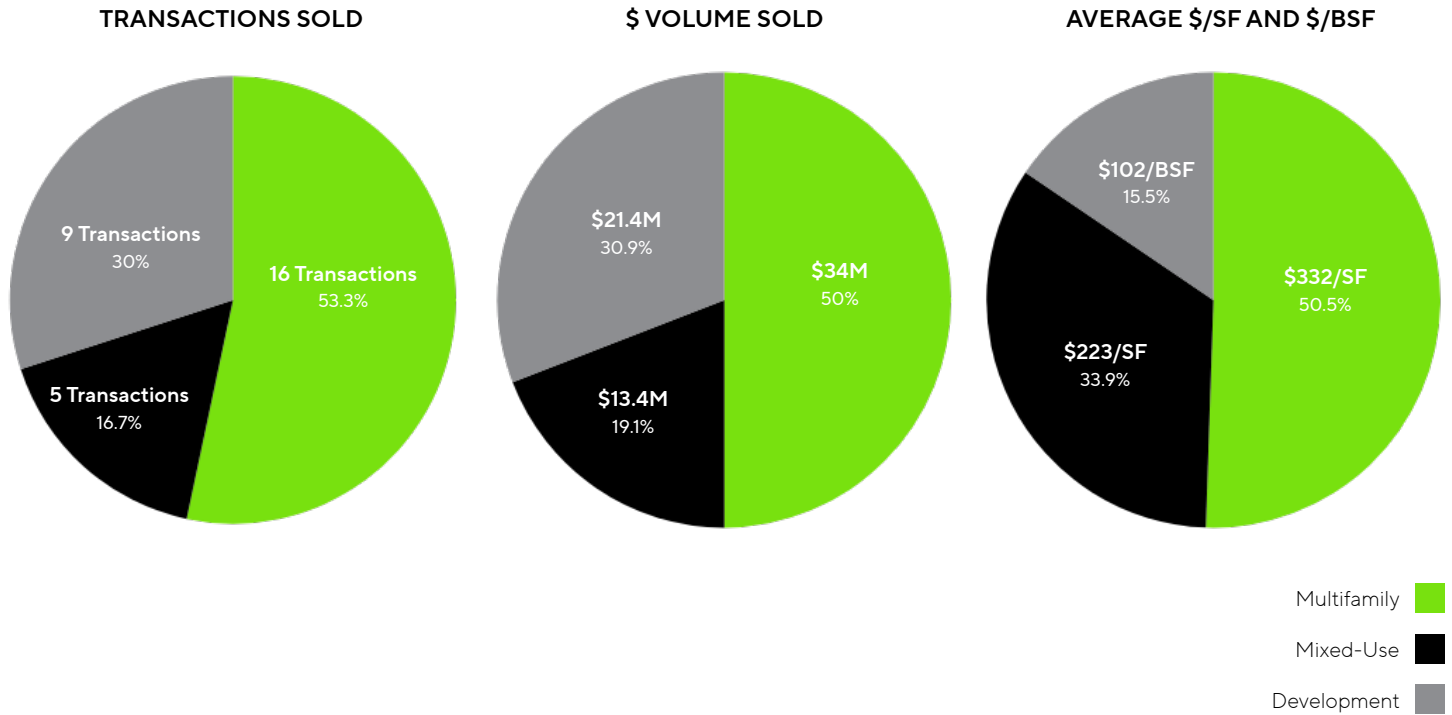
| | ADDRESS | SALE PRICE | NEIGHBORHOOD | BUILDABLE SF | \$/BSF |
|---|---------------------------|-------------|-------------------|--------------|--------|
| 1 | 20-22 Mount Hope Place | \$4,615,000 | Mount Hope | 37,745 | \$122 |
| 2 | 2440 Esplanade | \$2,825,000 | Pelham Gardens | 43,452 | \$65 |
| 3 | 490 East 134th Street | \$2,780,000 | Mott Haven | 29,920 | \$93 |
| 4 | 447-449 Jackson Avenue | \$2,750,000 | Mott Haven | 25,972 | \$106 |
| 5 | 2291 Cambreleng Avenue | \$2,575,000 | Belmont | 23,269 | \$111 |
| 6 | 960 Rogers Place | \$1,800,000 | Foxhurst | 15,480 | \$116 |
| 7 | 712 East 187th Street | \$1,750,000 | Belmont | 16,800 | \$104 |
| 8 | 308-310 East 165th Street | \$1,220,000 | Concourse Village | 11,634 | \$105 |
| 9 | 625 East 222nd Street | \$1,160,000 | Wakefield | 12,549 | \$93 |



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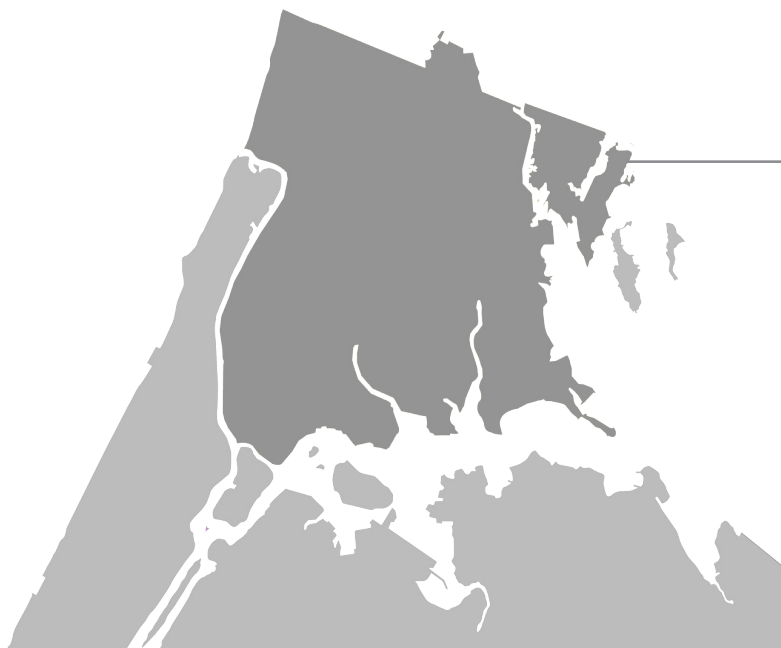
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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



THE BRONX TEAM

MARKET AMBASSADORS



BRONX TEAM

- Steve Reynolds
- Brian Davila
- Jared Friedman
- John Loch
- David Roman
- Daniel Morrison
- Carson Brantley
- Katiuska Polanco
- Miguel Blasco



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