

THE BRONX

Q3 2026

MARKET REPORT

REPORT CRITERIA

Multifamily, Mixed-Use and Development

Transactions \$1,000,000 - \$50,000,000

July 1, 2026 - September 30, 2026

IPRG

BRONX

Q3 2026 MARKET REPORT

TRANSACTIONS SOLD

90

Total
Transactions

↓17%

Total Transactions
Q3 2026 vs. Q3 2025

\$ VOLUME SOLD

\$259.16M

Total
Dollar Volume

↓16%

Total Dollar Volume
Q3 2026 vs. Q3 2025

UNITS SOLD

1,102

Total
Units

↓13%

Total Units
Q3 2026 vs. Q3 2025

BUILDABLE SF SOLD

479,752

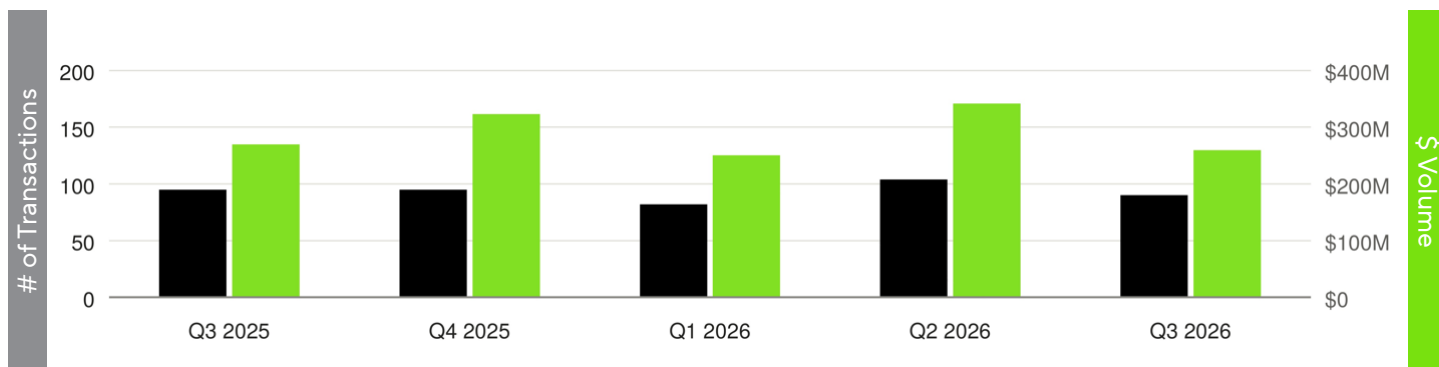
Total
Buildable SF

↑39%

Total Buildable SF
Q3 2026 vs. Q3 2025

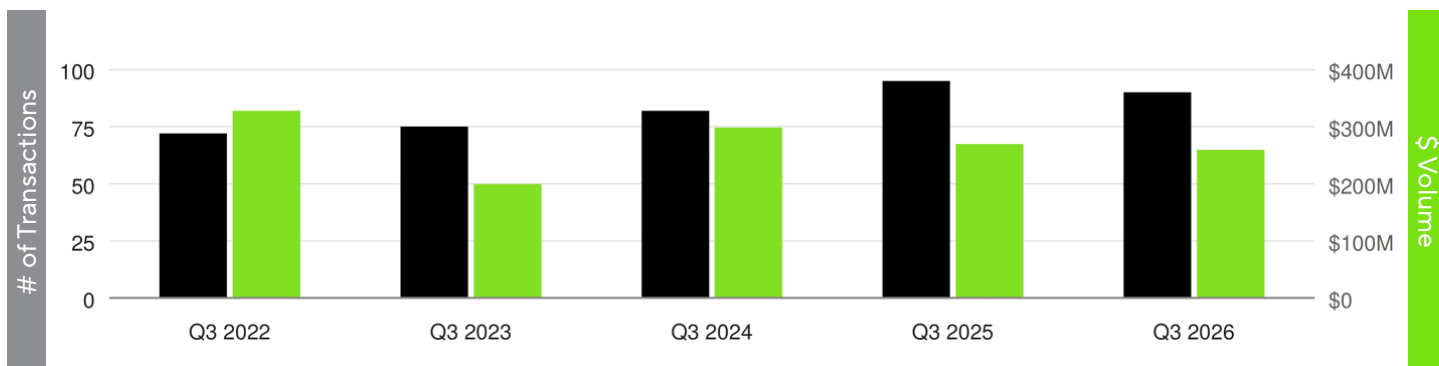
QUARTER OVER QUARTER

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

Q3 2026 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

30

TRANSACTIONS SOLD

\$65.70M

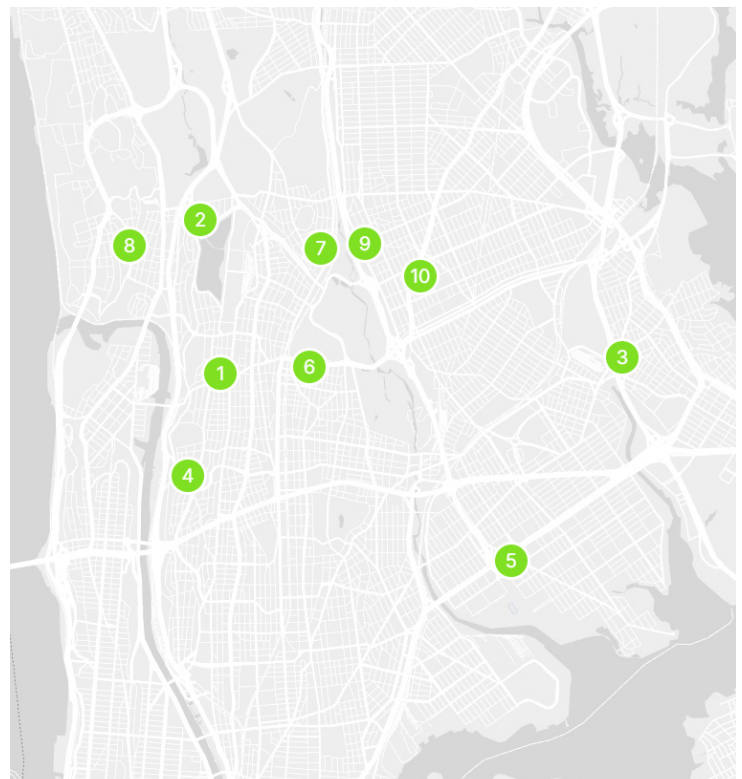
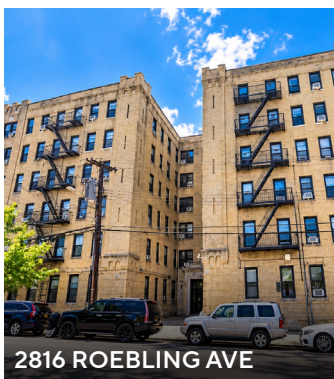
\$ VOLUME SOLD

476

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	636-646 E 231st St & 2460 Grand Ave	\$7,500,000	Wakefield	143	\$52,448	140,470	\$53
2	3871 Sedgwick Avenue	\$7,350,000	Kingsbridge Heights	74	\$99,324	88,056	\$83
3	2816 Roebling Avenue	\$7,200,000	Pelham Bay	60	\$120,000	50,000	\$478
4	1820 Loring Place South	\$4,250,000	Morris Heights	73	\$58,219	90,618	\$47
5	937-943 Croes Avenue	\$4,075,000	Soundview	28	\$145,536	21,000	\$194
6	2411-2419 & 2494, 2498 Bathgate Avenue	\$3,565,000	Belmont	13	\$274,231	18,436	\$193
7	3144 Hull Avenue	\$1,650,000	Norwood	8	\$206,250	5,780	\$285
8	3401 & 3405 Riverdale Avenue	\$1,541,666	Riverdale	6	\$256,944	9,049	\$170
9	3069 Barker Avenue	\$1,350,000	Olinville	5	\$270,000	3,128	\$92
10	2527 Matthews Avenue	\$1,250,000	Allerton	5	\$250,000	3,360	\$372

*Select sales above



BRONX

Q3 2026 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

9

TRANSACTIONS SOLD

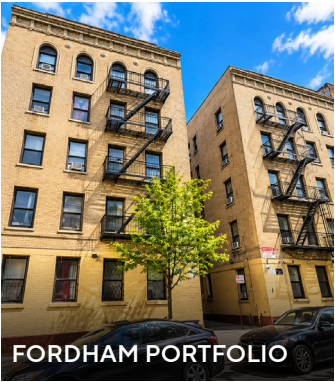
\$35.63M

\$ VOLUME SOLD

410

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	Fordham Portfolio	\$15,000,000	Fordham	306	\$49,020	271,011	\$55
2	3190 Riverdale Avenue	\$6,800,000	Kingsbridge	13	\$523,077	30,000	\$226
3	2055 Creston Avenue	\$5,250,000	Fordham	61	\$86,066	50,049	\$105
4	270 East 169th Street	\$2,225,000	Concourse Village	7	\$317,857	4,750	\$468
5	676 Morris Park Avenue	\$1,500,000	Van Nest	4	\$375,000	3,400	\$441
6	1707 Melville Street	\$1,350,000	Van Nest	4	\$270,000	4,320	\$313
7	1134-1138 East Tremont Avenue	\$1,300,000	West Farms	8	\$162,500	6,475	\$201
8	2875 Buhre Avenue	\$1,160,000	Pelham Bay	4	\$290,000	2,680	\$433
9	576 East 169th Street	\$1,050,000	Morrisania	3	\$350,000	3,251	\$323



BRONX

Q3 2026 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

24

TRANSACTIONS SOLD

\$59.87M

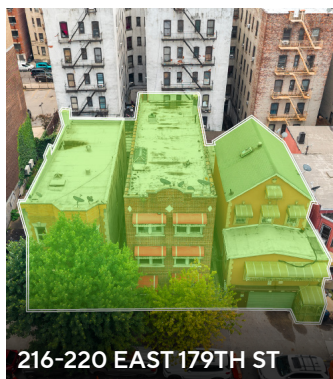
\$ VOLUME SOLD

479,752

BUILDABLE SF SOLD

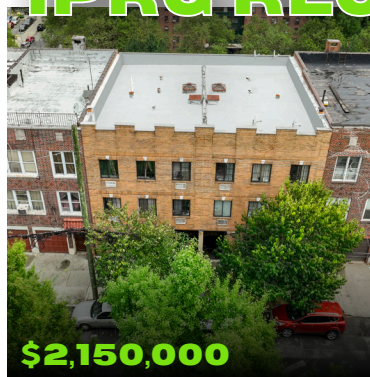
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	631-633 Bergen Avenue	\$9,175,000	Woodstock	29,584	\$139
2	234 East 204th St & 3059 Valentine Ave	\$6,650,000	Bedford Park	55,994	\$118
3	3390 Boston Road	\$4,875,000	Laconia	24,453	\$119
4	216-220 East 179th Street	\$3,735,000	Mount Hope	35,217	\$106
5	2817-2819 Creston Avenue	\$3,400,000	Bedford Park	30,175	\$113
6	3390 Boston Road	\$2,425,000	Woodstock	22,169	\$109
7	216-220 East 179th Street	\$2,400,000	Bedford Park	26,338	\$91
8	2817-2819 Creston Avenue	\$2,300,000	Fordham	16,068	\$143
9	809 Brady Avenue & 04293-0003	\$1,625,000	Bronxdale	17,200	\$94
10	3967 Saxon Avenue	\$1,550,000	Kingsbridge Heights	14,998	\$103

*Select sales above



WE DON'T JUST REPORT THE MARKET. WE CREATE IT.

IPRG RECENT CLOSINGS



\$2,150,000

1370 A-B CLAY AVENUE

MOUNT EDEN, BRONX
APRIL 2026



\$1,700,000

491 EAST 166TH STREET

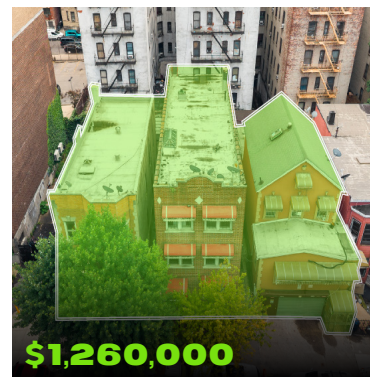
MORRISANIA, BRONX
AUGUST 2026



\$1,600,000

905 TIFFANY STREET

LONGWOOD, BRONX
MAY 2026



\$1,260,000

216-220 EAST 179TH STREET

MOUNT HOPE, BRONX
JULY 2026



DEAL STORY

1684 BANYER PLACE SOUNDVIEW, BRONX

These three contiguous buildings, comprising 18 apartments, were developed nearly 20 years ago and benefited from a 15-year 421-A tax abatement. After years of ownership, the sellers strategically redeployed their capital amid RGB rent freezes, an expiring tax abatement, and rising taxes of approximately \$128,000.

Ownership exclusively engaged IPRG based on our recent Bronx sales and expertise in complex multifamily assets. Rent stabilization, tenants in arrears, an expiring tax abatement, and rising taxes limited the buyer pool. Through targeted marketing and our extensive investor network, we generated several competitive offers while highlighting overlooked value-add potential through future destabilization opportunities.

The transaction closed within 60 days of contract signing, demonstrating IPRG's ability to navigate complex NYC regulations, uncover hidden value, and execute efficiently where others see obstacles.

IPRG RETAIL LEASING

Q3 2026

20

LEASES
CLOSED

35,000+

SQUARE FEET
LEASED

LOCAL EXPERTISE.
PROVEN RESULTS.

IPRG Retail Leasing delivers strategic leasing solutions for landlords and tenants across all neighborhoods. Focused on middle-market, the team combines targeted marketing, creative positioning, and deep market relationships to maximize exposure, attract qualified users, and secure successful lease transactions.

IPRG FEATURED LEASES



\$240/ft. -1,200 sf

4 BLEECKER STREET

SOHO, MANHATTAN
TENANT: MELLOW BAR NAILS



\$240/ft. -2,500 sf

470 PARK AVENUE

MIDTOWN, MANHATTAN
TENANT: D PORHAULT



\$150/ft. -2,000 sf

639 TENTH AVENUE

HELL'S KITCHEN, MANHATTAN
TENANT: BEER AUTHORITY



\$120/ft. -2,900 sf

151 EAST 57TH STREET

MIDTOWN EAST, MANHATTAN
TENANT: VIN VIN USA



\$100/ft. -1,000 sf

495 NINTH AVENUE

MIDTOWN WEST, MANHATTAN
TENANT: SADDAM'S SNACKS



\$100/ft. -2,500 sf

452 WEST 45TH STREET

HELL'S KITCHEN, MANHATTAN
TENANT: HYBRID AUTO NYC



\$80/ft. -900 sf

343A TOMPKINS AVENUE

BEDFORD-STUYVESANT, BROOKLYN
TENANT: MONRO LLC



\$25/ft. -10,881 sf

850 THIRD AVENUE

GREENWOOD HEIGHTS, BROOKLYN
TENANT: ALLIANCE 1 HEALTH

THE BRONX

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