



# BRONX MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

## BRONX

### OCTOBER 2023 COMPLETE MARKET METRICS

**21**

**TRANSACTIONS SOLD**

**\$48.37M**

**\$ VOLUME SOLD**

**238**

**UNITS SOLD**

**72,422**

**BUILDABLE SF SOLD**



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	751 Rosedale Avenue	\$11,000,000	Clason Point	Multi-Family	33
2	4030 Bronx Boulevard	\$5,250,000	Wakefield	Multi-Family	54
3	14-16 Mount Hope Place	\$4,000,000	Mount Hope	Multi-Family	54
4	5421 Sylvan Avenue	\$3,750,000	North Riverdale	Multi-Family	20
5	897 Crotona Park North	\$3,000,000	Tremont	Multi-Family	11
6	3862 Sedgwick Avenue & 03246-0071	\$2,000,000	Kingsbridge Heights	Development	0
7	2576 3rd Avenue	\$1,900,000	Mott Haven	Mixed Use	4
8	258 Mount Hope Place	\$1,900,000	Mount Hope	Mixed Use	1
9	783 Grote Street	\$1,900,000	Belmont	Multi-Family	12
10	1535 Mayflower Avenue	\$1,300,000	Pelham Bay	Multi-Family	4

**SELECT SALES ACTIVITY ABOVE**



**751 ROSEDALE AVE**



**4030 BRONX BLVD**



**14-16 MOUNT HOPE PL**



**5421 SYLVAN AVE**

# BRONX

## OCTOBER 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - OCTOBER 31, 2023

Zip Codes: 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10459, 10460, 10474

Neighborhoods: Claremont, Concourse, Concourse Village, Fairmont, Foxhurst, Highbridge, Hunts Point, Longwood, Melrose, Morris Heights, Morrisania, Mott Haven, Mount Eden, Mount Hope, Port Morris, Tremont, West Farms, Woodstock

### MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

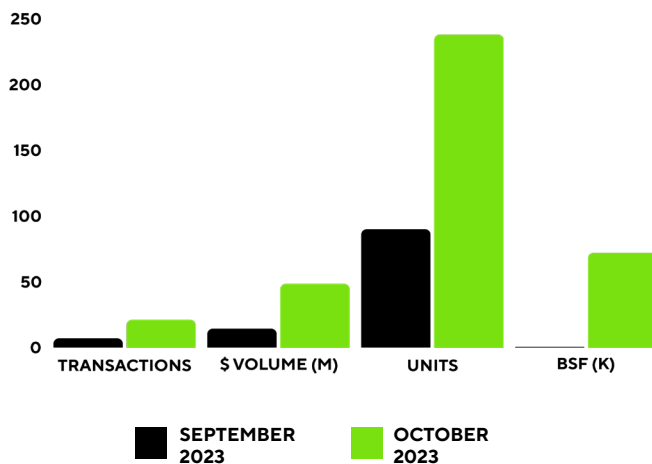
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>SEPTEMBER 2023</b>	7	\$14,380,000	90	0
<b>OCTOBER 2023</b>	21	\$48,370,000	238	72,422
<b>% of CHANGE</b>	↑+200% MoM	↑+236% MoM	↑+164% MoM	↑+100% MoM

### YEAR OVER YEAR

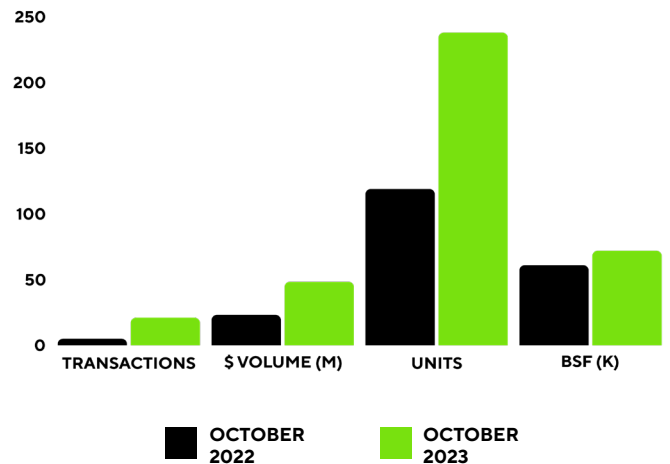
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>OCTOBER 2022</b>	5	\$23,217,270	119	61,380
<b>OCTOBER 2023</b>	21	\$48,370,000	238	72,422
<b>% of CHANGE</b>	↑+320% YoY	↑+108% YoY	↑+100% YoY	↑+18% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact The Bronx Team for More Information

DEREK BESTREICH  
718.360.8802

STEVE REYNOLDS  
718.360.8807

BRIAN DAVILA  
718.360.8849

JOHN LOCH  
718.360.4910

# IPRG

## BRONX OCTOBER 2023 REPORT

### THE BRONX TEAM

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

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**STEVE  
REYNOLDS**  
718.360.8807  
steve@iprg.com

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

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**JOHN  
LOCH**  
718.360.4910  
JLoch@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)