



# THE BRONX MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

## THE BRONX Q1 MULTIFAMILY METRICS

# 15

TRANSACTIONS SOLD

# \$68.09M

\$ VOLUME SOLD

# 676

UNITS SOLD



1500 NOBLE AVE



2078 MORRIS AVE



246 EAST 199TH ST



873 EAST 228TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1500 Noble Avenue	\$26,000,000	Park Versailles - Bronx River	238
2	2078 Morris Avenue	\$5,329,543	Fordham	72
3	246 East 199th Street	\$5,100,000	Bedford Park	47
4	873 East 228th Street	\$4,700,000	Wakefield	16
5	2515 University Avenue	\$4,675,000	Fordham	65
6	1158 Boynton Avenue	\$4,675,000	Soundview	66
7	805 Fairmount Place	\$3,500,000	Tremont	35
8	2195 Walton Avenue	\$3,149,545	Fordham	42
9	2094 Creston Avenue	\$2,070,543	Fordham	29
10	2201 Walton Avenue	\$1,949,885	Fordham	27
11	1075 Grant Avenue	\$1,800,000	Concourse Village	4
12	828 East 227th Street	\$1,650,000	Wakefield	5
13	1812 Harrison Avenue	\$1,345,544	Morris Heights	21
14	1323 Commonwealth Avenue	\$1,100,000	Park Versailles - Bronx River	4
15	721 East 222nd Street	\$1,050,000	Wakefield	5

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

**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

# THE BRONX

## Q1 MIXED-USE METRICS

**5**

TRANSACTIONS SOLD

**\$17.51M**

\$ VOLUME SOLD

**118**

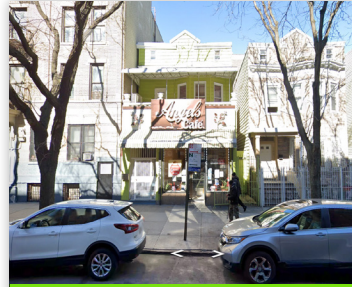
UNITS SOLD



**530 EAST 234TH ST**



**3060 3RD AVE**



**743 EAST 187TH ST**



**1705 TAYLOR AVE**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	530 East 234th Street	\$11,500,000	Woodlawn	88
2	3060 3rd Avenue	\$2,000,000	Woodstock	5
3	743 East 187th Street	\$1,500,000	Belmont	3
4	1705 Taylor Avenue	\$1,350,000	Van Nest	7
5	1 East Tremont Avenue	\$1,165,000	Mount Hope	15

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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## THE BRONX Q1 DEVELOPMENT SITE METRICS

# 4

TRANSACTIONS SOLD

# \$7.29M

\$ VOLUME SOLD

# 72,277

BUILDABLE SF SOLD



3029 GODWIN TERRACE



308 EAST 162ND ST



1970 ANTHONY AVE



1686 GRAND AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	3029 Godwin Terrace	\$2,440,000	Kingsbridge	20,130
2	308 East 162nd Street	\$2,000,000	Concourse Village	29,329
3	1970 Anthony Avenue	\$1,750,000	Mount Hope	11,466
4	1686 Grand Avenue	\$1,100,000	Morris Heights	11,352

\*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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## Q1 2024 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD  
+118% YoY

\$92.90M

\$ VOLUME SOLD  
+55% YoY

794

UNITS SOLD  
+204% YoY

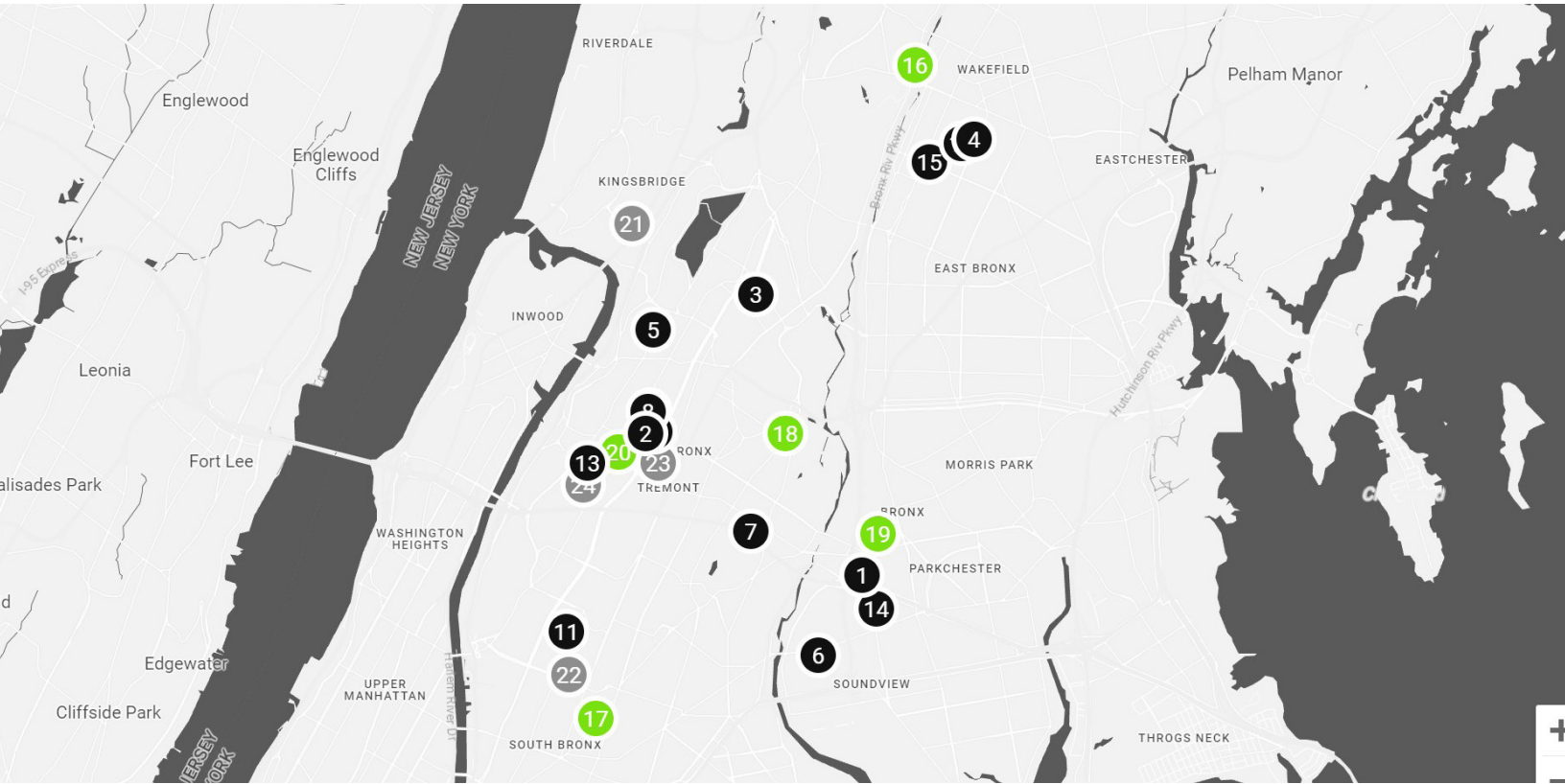
72,277

BUILDABLE SF SOLD  
-56% YoY

## PRICE ANALYSIS BY TERRITORY

### THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$197 +1% YoY	\$240 -48% YoY	\$101 -11% YoY
\$/UNIT	\$154,731 -9% YoY	\$260,241 +34% YoY	



### MULTIFAMILY

- 1 1500 Noble Avenue
- 2 2078 Morris Avenue
- 3 246 East 199th Street
- 4 873 East 228th Street
- 5 2515 University Avenue
- 6 1158 Boynton Avenue
- 7 805 Fairmount Place
- 8 2195 Walton Avenue
- 9 2094 Creston Avenue
- 10 2201 Walton Avenue
- 11 1075 Grant Avenue
- 12 828 East 227th Street
- 13 1812 Harrison Avenue
- 14 1323 Commonwealth Avenue
- 15 721 East 222nd Street

### MIXED USE

- 16 530 East 234th Street
- 17 3060 3rd Avenue
- 18 743 East 187th Street
- 19 1705 Taylor Avenue
- 20 1 East Tremont Avenue

### DEVELOPMENT SITES

- 21 3029 Godwin Terrace
- 22 308 East 162nd Street
- 23 1970 Anthony Avenue
- 24 1686 Grand Avenue

### CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**