



BRONX MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

BRONX

MAY 2024 COMPLETE MARKET METRICS

23

TRANSACTIONS SOLD

\$87.44M

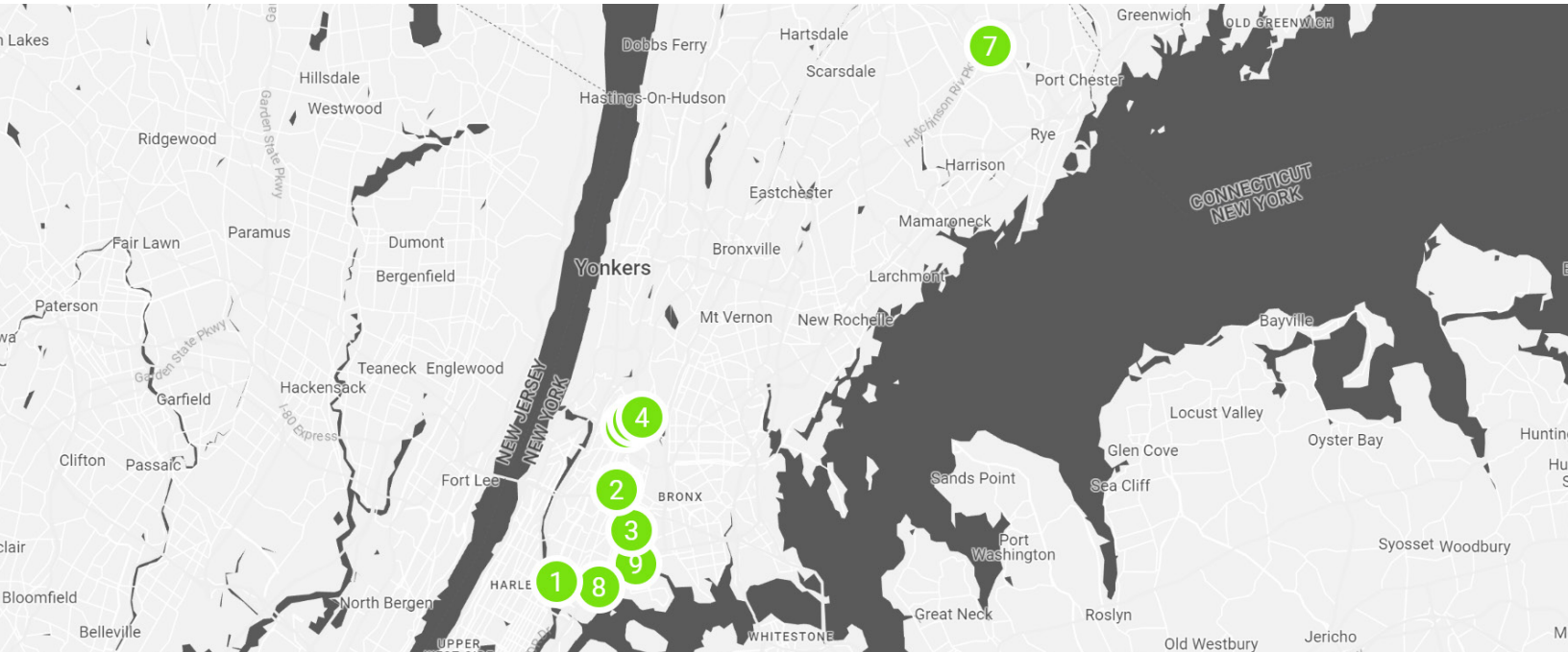
\$ VOLUME SOLD

427

UNITS SOLD

523,343

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	286 Rider Avenue	\$15,000,000	Mott Haven	Development	0
2	1904 Bathgate Avenue	\$8,200,000	Tremont	Development	0
3	950 Jennings Street, 2130 Crotona Avenue	\$8,000,000	Belmont	Multi-Family	242
4	200 East 205th Street	\$7,700,000	Bedford Park	Multi-Family	61
5	4261-4263 3rd Avenue	\$7,245,900	Tremont	Development	0
6	3043 Villa Avenue	\$7,230,000	Bedford Park	Mixed Use	48
7	2211 Westchester Avenue	\$6,092,000	Westchester Village	Development	0
8	834-836 East 147th Street & 02600-0051	\$5,500,000	Mott Haven	Development	0
9	883 Bryant Avenue	\$3,900,000	Hunts Point	Mixed Use	41
10	19 East 198th Street	\$2,117,452	Bedford Park	Development	0

SELECT SALES ACTIVITY ABOVE



286 RIDER AVE



1904 BATHGATE AVE



**950 JENNINGS ST,
2130 CROTONA AVE**



200 EAST 205TH ST

BRONX

MAY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 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

MONTH OVER MONTH

COMPARED TO APRIL 2024

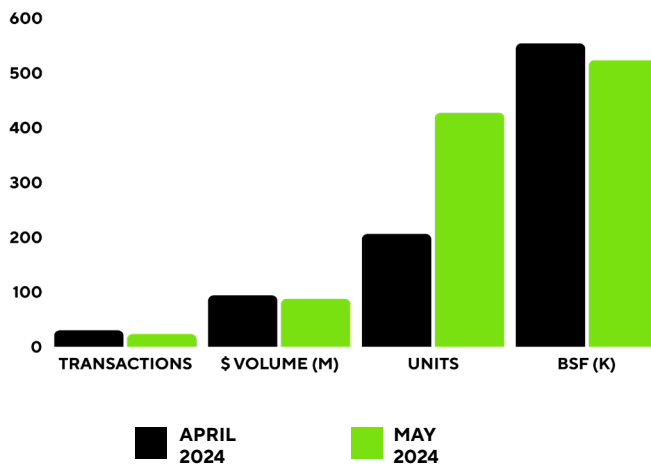
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	30	\$93,890,438	206	554,186
MAY 2024	23	\$87,445,900	427	523,343
% of CHANGE	↓ -23% MoM	↓ -7% MoM	↑ +107% MoM	↓ -6% MoM

YEAR OVER YEAR

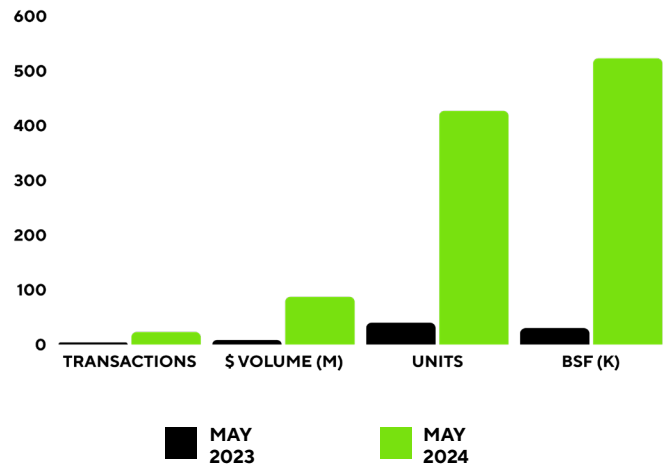
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	4	\$8,288,245	40	30,119
MAY 2024	23	\$87,445,900	427	523,343
% of CHANGE	↑ +475% YoY	↑ +955% YoY	↑ +968% YoY	↑ +1638% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact The Bronx Team for More Information

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