



BRONX MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

BRONX

JULY 2024 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$47.06M

\$ VOLUME SOLD

253

UNITS SOLD

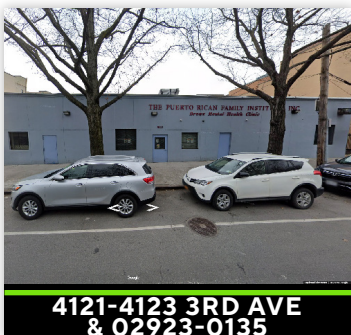
100,700

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4121-4123 3rd Avenue & 02923-0135	\$7,500,000	Tremont	Development	0
2	333 East 150th Street	\$5,015,805	Melrose	Multi-Family	35
3	596 East 170th Street	\$5,000,000	Morrisania	Multi-Family	20
4	96 East 208th Street	\$5,000,000	Norwood	Multi-Family	50
5	2250 Grand Concourse	\$3,610,675	Fordham	Multi-Family	21
6	496 East 134th Street	\$3,200,000	Port Morris	Development	0
7	178 East 205th Street	\$3,000,000	Bedford Park	Multi-Family	31
8	2055-2057 Ryer Avenue	\$2,936,213	Fordham	Multi-Family	6
9	3632-3634 Olinville Avenue	\$2,350,000	Olinville	Multi-Family	12
10	2343 Valentine Avenue	\$2,100,000	Fordham	Multi-Family	31

SELECT SALES ACTIVITY ABOVE



4121-4123 3RD AVE & 02923-0135



333 EAST 150TH ST



596 EAST 170TH ST



96 EAST 208TH ST & 178 EAST 205TH ST

BRONX

JULY 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 JUNE 2024

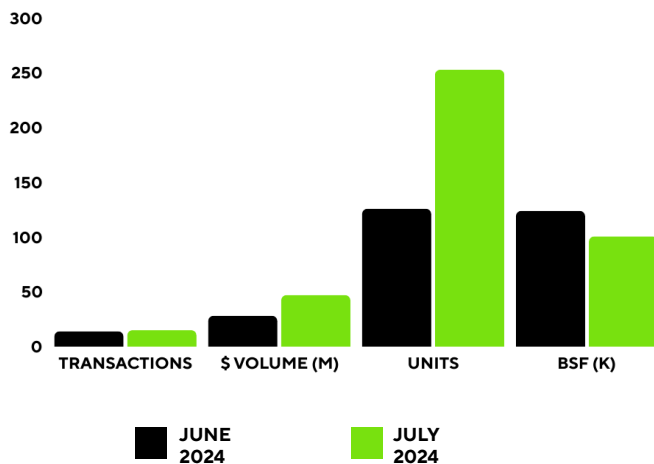
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	14	\$28,120,560	126	123,971
JULY 2024	15	\$47,067,693	253	100,700
% of CHANGE	↑ +7% MoM	↑ +67% MoM	↑ +101% MoM	↓ -19% MoM

YEAR OVER YEAR

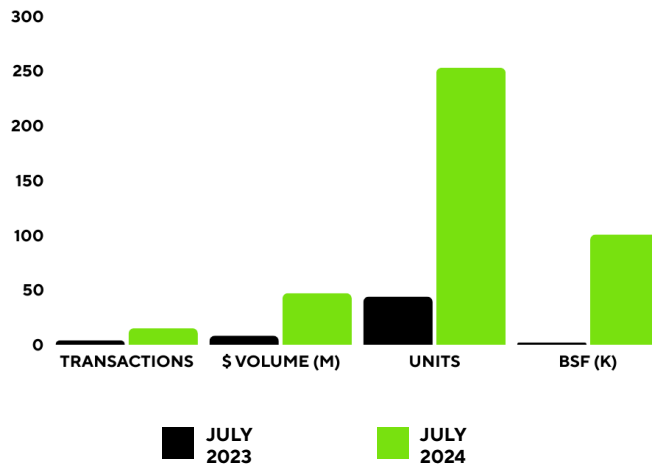
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	4	\$8,200,000	44	0
JULY 2024	15	\$47,067,693	253	100,700
% of CHANGE	↑ +275% YoY	↑ +474% YoY	↑ +475% YoY	↑ +100% 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

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THE BRONX TEAM

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

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

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

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

**VICTOR
PRICE**
718.360.8611
VPrice@iprg.com

718.360.8801

www.IPRG.com