



BRONX MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

BRONX AUGUST 2024 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$14.48M

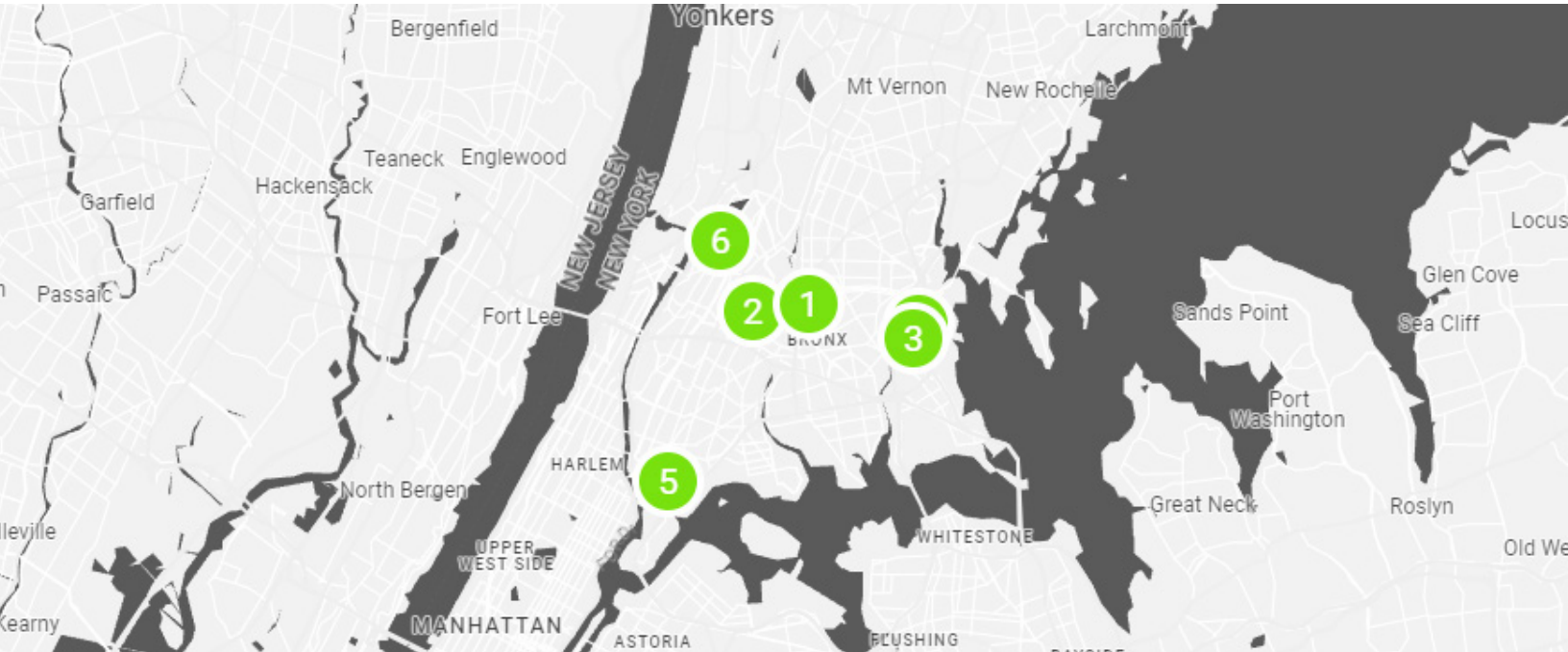
\$ VOLUME SOLD

20

UNITS SOLD

61,057

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2111 White Plains Road	\$7,905,000	Bronxdale	Development	
2	2258 Hughes Avenue	\$1,600,000	Belmont	Development	
3	1621 Crosby Avenue	\$1,400,000	Pelham Bay	Mixed Use	6
4	1803 Parkview Avenue & 04197-0129	\$1,225,000	Pelham Bay	Development	
5	215 Saint Anns Avenue	\$1,200,000	Mott Haven	Mixed Use	11
6	2773 University Avenue	\$1,150,000	Kingsbridge Heights - Jerome Park	Multi-Family	3



2111 WHITE PLAINS RD



2258 HUGHES AVE



1621 CROSBY AVE



1803 PARKVIEW AVE & 04197-0129

BRONX

AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **AUGUST 1, 2024 - AUGUST 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 JULY 2024

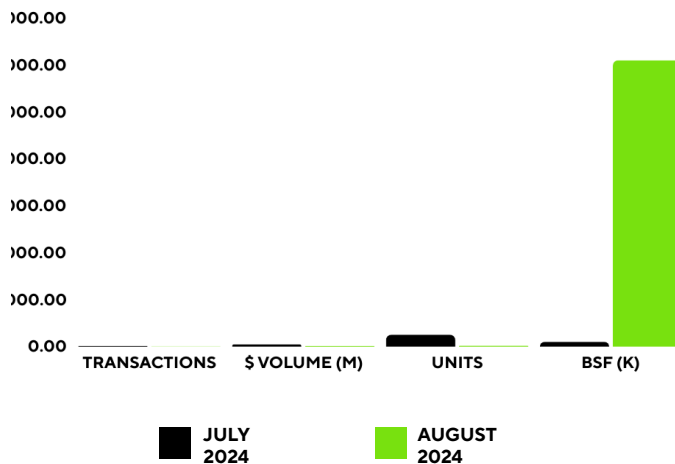
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	15	\$47,067,693	253	100,700
AUGUST 2024	6	\$14,480,000	20	61,057
% of CHANGE	↓ -60% MoM	↓ -69% MoM	↓ -92% MoM	↓ -39% MoM

YEAR OVER YEAR

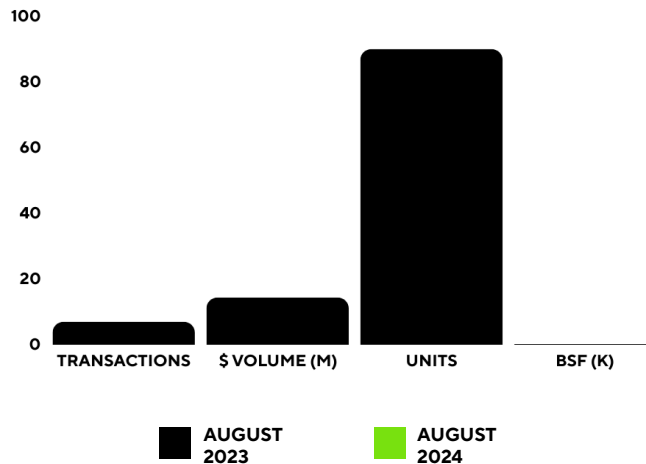
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	7	\$14,380,000	90	0
AUGUST 2024	6	\$14,480,000	20	61,057
% of CHANGE	↓ -14% YoY	↑ +1% YoY	↓ -78% 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

BRONX AUGUST 2024 REPORT

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