



THE BRONX MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

THE BRONX Q3 MULTIFAMILY METRICS

25

TRANSACTIONS SOLD

\$54.45M

\$ VOLUME SOLD

352

UNITS SOLD



333 EAST 150TH ST



596 EAST 170TH ST



96 EAST 208TH ST
& 178 EAST 205TH ST



2250 GRAND
CONCOURSE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	333 East 150th Street	\$5,015,805	Melrose	35
2	596 East 170th Street	\$5,000,000	Morrisania	20
3	96 East 208th Street & 178 East 205th Street	\$5,000,000	Norwood	50
4	2250 Grand Concourse	\$3,610,675	Fordham	21
5	178 East 205th Street	\$3,000,000	Bedford Park	31
6	2055-2057 Ryer Avenue	\$2,936,213	Fordham	6
7	3632-3634 Olinville Avenue	\$2,350,000	Olinville	12
8	2343 Valentine Avenue	\$2,100,000	Fordham	31
9	96 East 208th Street	\$2,000,000	Norwood	21
10	4431 Carpenter Avenue	\$1,405,000	Wakefield	7
11	2773 University Avenue	\$1,150,000	Kingsbridge Heights - Jerome	3
12	1163 Beach Avenue	\$3,000,000	Park	19
13	395 Oliver Place	\$2,100,000	Soundview	31
14	2123 Newbold Avenue	\$1,695,000	Bedford Park	5
15	2871 Valentine Avenue	\$1,500,000	Unionport	2
16	2720 Decatur Avenue	\$1,500,000	Bedford Park	26
17	1671 Radcliff Avenue	\$1,450,000	Bedford Park	5
18	1902 Marmion Avenue	\$1,325,000	Morris Park	3
19	1746 Parkview Avenue	\$1,325,000	Tremont	5
20	1830 Gleason Avenue	\$1,290,000	Pelham Bay	4

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 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

Q3 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$19.42M

\$ VOLUME SOLD

124

UNITS SOLD



4311 KATONAH AVE



4059 WHITE PLAINS RD



742 MORRIS PARK AVE



1621 CROSBY AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4311 Katonah Avenue	\$1,800,000	Woodlawn	9
2	4059 White Plains Road	\$1,150,000	Wakefield	6
3	742 Morris Park Avenue	\$1,000,000	Van Nest	4
4	1621 Crosby Avenue	\$1,400,000	Pelham Bay	6
5	215 Saint Anns Avenue	\$1,200,000	Mott Haven	11
6	2112 Starling Avenue	\$9,273,933	Parkchester	77
7	709 East 226th Street	\$1,500,000	Wakefield	4
8	1475 Astor Avenue	\$1,100,000	Pelham Gardens	2
9	459 Taylor Avenue	\$1,000,000	Clason Point	5

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 2024

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THE BRONX Q3 DEVELOPMENT SITE METRICS

9

TRANSACTIONS SOLD

\$46.18M

\$ VOLUME SOLD

397,16

BUILDABLE SF SOLD



4121-4123 3RD AVE



496 EAST 134TH ST



2111 WHITE PLAINS RD



2258 HUGHES AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	4121-4123 3rd Avenue & 02923-0135	\$7,500,000	Tremont	70700
2	496 East 134th Street	\$3,200,000	Port Morris	30000
3	2111 White Plains Road	\$7,905,000	Bronxdale	32766
4	2258 Hughes Avenue	\$1,600,000	Belmont	17,200
5	1803 Parkview Avenue & 04197-0129	\$1,225,000	Pelham Bay	11091
6	112 East 167th Street	\$10,200,000	Concourse	97452
7	36 Bruckner Boulevard	\$9,850,000	Port Morris	75250
8	1801 Weeks Avenue	\$2,900,000	Mount Hope	41634
9	2873 Valentine Avenue	\$1,800,000	Bedford Park	21070

SELECT SALES ACTIVITY ABOVE

*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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Q3 2024 COMPLETE MARKET METRICS

43

TRANSACTIONS SOLD

+34% YoY

\$120.05M

\$ VOLUME SOLD

+45% YoY

476

UNITS SOLD

+18% YoY

397,163

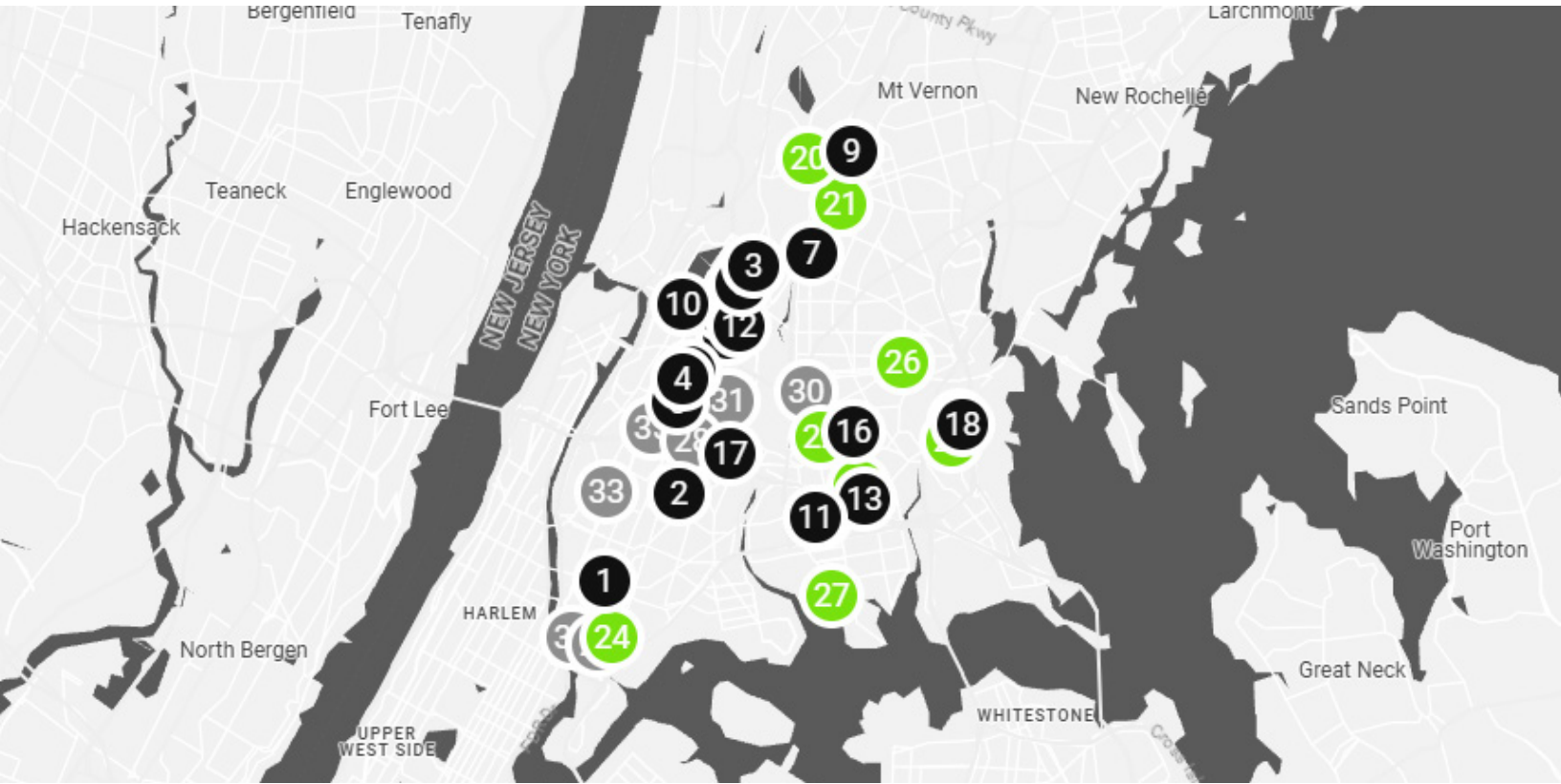
BUILDABLE SF SOLD

+186% YoY

PRICE ANALYSIS BY TERRITORY

THE BRONX

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$277 +6% YoY	\$230 -17% YoY	\$116 +12%YoY
\$/UNIT	\$208,636 0% YoY	\$209,941 -28%YoY	



MULTIFAMILY

- 1 333 East 150th Street
- 2 596 East 170th Street
- 3 96 East 208th Street
- 4 2250 Grand Concourse
- 5 178 East 205th Street
- 6 2055-2057 Ryer Avenue
- 7 3632-3634 Olinville Avenue
- 8 2343 Valentine Avenue
- 9 96 East 208th Street
- 10 4431 Carpenter Avenue
- 11 2773 University Avenue
- 12 1163 Beach Avenue
- 13 395 Oliver Place
- 14 2123 Newbold Avenue
- 15 2871 Valentine Avenue
- 16 2720 Decatur Avenue
- 17 1671 Radcliff Avenue
- 18 1902 Marmion Avenue
- 19 1746 Parkview Avenue
- 20 1830 Gleason Avenue

MIXED USE

- 21 4311 Katonah Avenue
- 22 4059 White Plains Road
- 23 742 Morris Park Avenue
- 24 1621 Crosby Avenue
- 25 215 Saint Anns Avenue
- 26 2112 Starling Avenue
- 27 709 East 226th Street
- 28 1475 Astor Avenue
- 29 459 Taylor Avenue

DEVELOPMENT SITES

- 30 4121-4123 3rd Avenue & O2923-0135
- 31 496 East 134th Street
- 32 2111 White Plains Road
- 33 2258 Hughes Avenue
- 34 1803 Parkview Avenue & O4197-0129
- 35 112 East 167th Street
- 36 36 Bruckner Boulevard
- 37 1801 Weeks Avenue
- 38 2873 Valentine Avenue

CONTACT THE **BRONX** TEAM FOR MORE INFORMATION

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES