

THE BRONX MARKET REPORT

FEBRUARY 2025

IPRG



BRONX

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EXECUTIVE SUMMARY

This report provides an in-depth overview of the Bronx real estate market, highlighting recent transactions and sales performance metrics while capturing the trends and opportunities shaping the market.

The Bronx real estate market experienced significant growth in February 2025, with total transactions increasing by 80% year-over-year to 18 deals and total dollar volume surging 183% to \$72.25 million. The number of units sold rose 36% to 311, while buildable square footage (BSF) transactions skyrocketed by 554% to 364,123 BSF.

This significant growth underscores a heightened demand for development opportunities and residential properties across various neighborhoods, including Fordham, Norwood, and Mott Haven, which dominated the top 10 transactions by dollar volume. Notably, development sites commanded the highest dollar volume at \$38.2 million across six transactions, with standout deals such as 57 East Burnside Avenue (\$15 million) and 338-344 Grand Concourse (\$8 million), highlighting the premium placed on buildable square footage. Multifamily properties followed with nine transactions totaling \$28.7 million, averaging \$192 per square foot, while mixed-use assets recorded three deals worth \$5.35 million at \$342 per square foot.

The year-over-year and month-over-month data illustrate a consistent upward trajectory in both transaction counts and dollar volumes, signaling sustained investor confidence and a thriving real estate market in the Bronx.

REPORT CRITERIA

Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **February 1, 2025 - February 28, 2025**

Zip Codes: 10454,10451,10455,10474,10459,10456,10452,10453,10457,10460,10468,10458,10467,10463,10471,10470,10466,10469,10475,10461,10462,10465,10472,10473,10464

Neighborhoods: Allerton, Baychester, Bedford Park, Belmont, Bronxdale, Castle Hill, City Island, Claremont, Claremont Village, Clason Point, Concourse, Concourse Village, Co-OP City, Eastchester, Edenwald, Fairmont - Claremont Village, Fieldston, Fordham, Foxhurst, High Bridge, Hunts Point, Kingsbridge, Kingsbridge Heights - Jerome Park, Laconia, Longwood, Melrose, Morrisania, Morris Heights, Morris Park, Mott Haven, Mount Eden, Mount Hope, North Riverdale, Norwood, Olinville, Parkchester, Park Versailles - Bronx River, Pelham Bay, Pelham Bay Park, Pelham Gardens, Port Morris, Riverdale, Soundview, Spencer Estates - Country Club, Spuyten Duyvil, Throggs Neck, Tremont, Unionport, University Heights, Van Nest, Wakefield, Westchester Village, West Farms, Williamsbridge, Woodlawn, Woodstock

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TRANSACTIONS SOLD

18

Total Transactions

↑80%

Total Transactions Feb 25 vs. Feb 24

\$ VOLUME SOLD

\$72.25M

Total Dollar Volume

↑183%

Total Dollar Volume Feb 25 vs. Feb 24

UNITS SOLD

311

Total Units

↑36%

Total Units Feb 25 vs. Feb 24

BUILDABLE SF SOLD

364,123

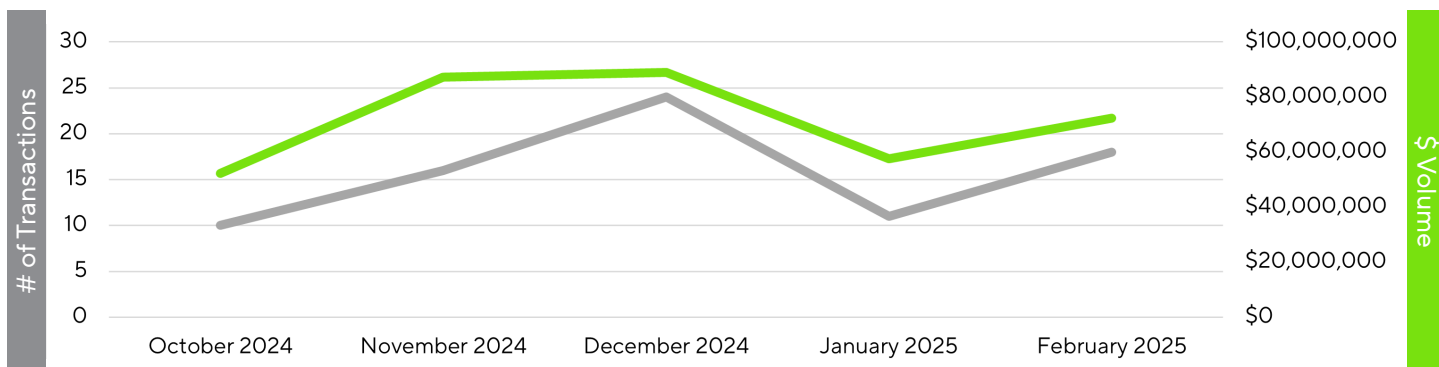
Total Buildable SF

↑554%

Total Buildable SF Feb 25 vs. Feb 24

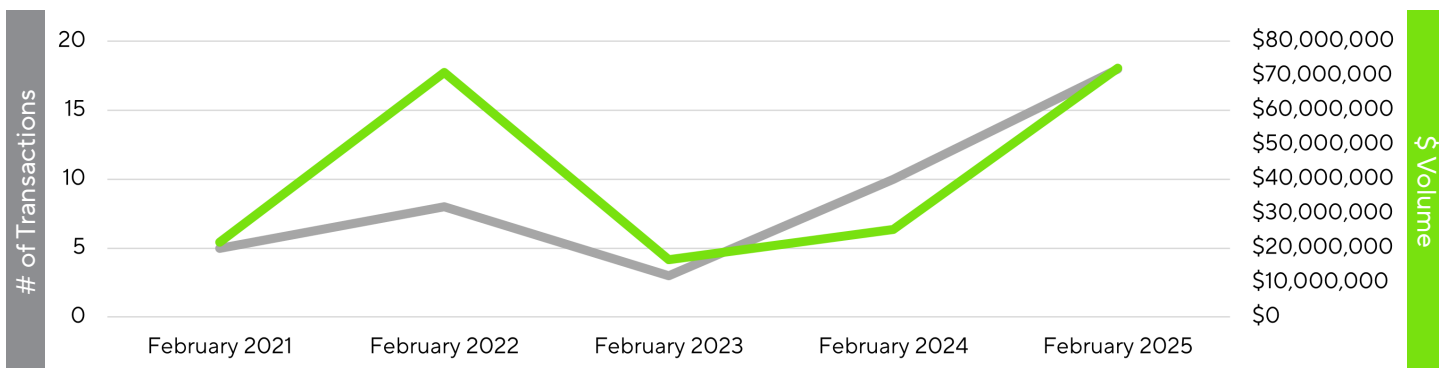
MONTH OVER MONTH

Monthly total dollar volume and total transaction counts in The Bronx



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in The Bronx



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TOP 10 TRANSACTIONS

By Dollar Volume February 2025

	ADDRESS	SALE PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	57 East Burnside Avenue	\$15,000,000	Fordham	Development	*150,000 BSF
2	338-344 Grand Concourse	\$8,000,000	Mott Haven	Development	*66,220 BSF
3	375 East Mosholu Parkway North	\$5,700,000	Norwood	Multi-Family	66
4	299 East Burnside Ave & 03149-0004-0006	\$4,700,000	Fordham	Development	*4,600 BSF
5	2877 Grand Concourse	\$4,700,000	Bedford Park	Multi-Family	61
6	2748 Jerome Avenue	\$4,500,000	Fordham	Development	*72,000 BSF
7	391 East Mosholu Parkway North	\$4,300,000	Norwood	Multi-Family	37
8	385 East Mosholu Parkway North	\$3,800,000	Norwood	Multi-Family	62
9	212 East 182nd Street	\$3,350,000	Fordham	Multi-Family	41
10	2471-2475 Webster Avenue	\$3,100,000	Fordham	Development	*35,687 BSF

*Development Site / Buildable Square Footage



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS

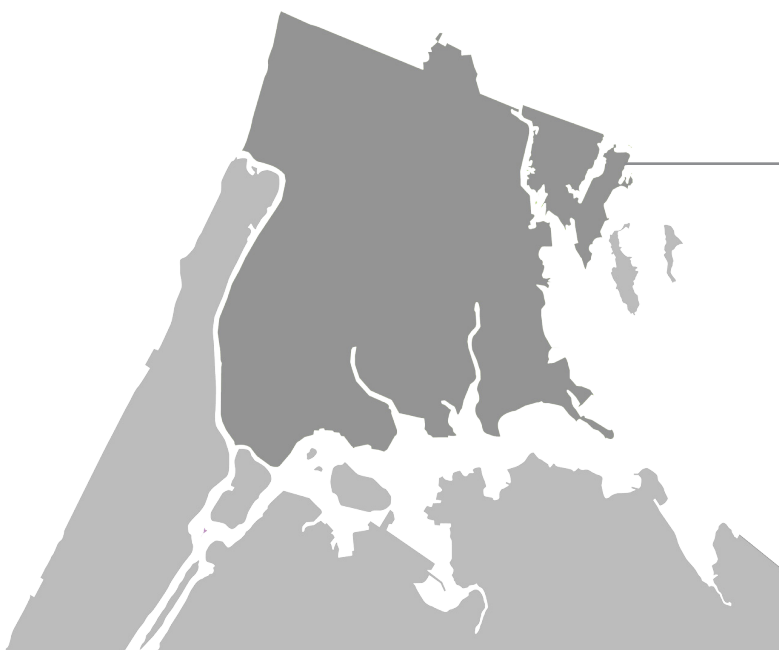
	Multifamily	Mixed-Use	Development	Total
Bronx				
# of transactions	9	3	6	18
Dollar Volume	\$28,698,334	\$5,355,000	\$38,200,000	\$72,253,334
Total SF	303,063	17,428	364,123 BSF	320,491 SF / 364,123 BSF
Avg. \$/SF	\$192	\$342	\$98/BSF	\$4230/SF / \$98/BSF

*Development Site / Buildable Square Footage

Neighborhoods: Allerton, Baychester, Bedford Park, Belmont, Bronxdale, Castle Hill, City Island, Claremont, Claremont Village, Clason Point, Concourse, Concourse Village, Co-OP City, Eastchester, Edenwald, Fairmont - Claremont Village, Fieldston, Fordham, Foxhurst, High Bridge, Hunts Point, Kingsbridge, Kingsbridge Heights - Jerome Park, Laconia, Longwood, Melrose, Morrisania, Morris Heights, Morris Park, Mott Haven, Mount Eden, Mount Hope, North Riverdale, Norwood, Olinville, Parkchester, Park Versailles - Bronx River, Pelham Bay, Pelham Bay Park, Pelham Gardens, Port Morris, Riverdale, Soundview, Spencer Estates - Country Club, Spuyten Duyvil, Throggs Neck, Tremont, Unionport, University Heights, Van Nest, Wakefield, Westchester Village, West Farms, Williamsbridge, Woodlawn, Woodstock

TEAM BREAKDOWN

MARKET AMBASSADORS



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Brandon Levy

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