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2024 Year in Review: Bob Horvath, Horvath & Tremblay

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What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

We recently completed the sale of several regional shopping centers in New England, including the North End Shops at Livingston Park in Manchester, NH, and Aldi-anchored center in Waterford, CT, and Harwich East Plaza in Harwich, MA. As investors have continued to seek higher yields in the current rate environment, service-oriented retail centers with a mix of local and regional tenants have enjoyed strong demand. Many national tenants have been looking to reduce the size of their stores and these assets frequently have spaces suiting their needs, while offering investors an opportunity to create additional value.

What emerging trends will drive investment and development in 2025?

The Federal Reserve has begun lowering interest rates and is expected to continue to do so into 2025. Investors will continue to have strong demand for quality assets, and as the market adjusts to rate changes there should be an increase in both development and investment activity. We are very bullish on the investment transaction market for 2025.

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