



UPPER MANHATTAN MARKET REPORT

APRIL 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN

UPPER MANHATTAN APRIL 2022 COMPLETE MARKET METRICS

8
TRANSACTIONS SOLD

218
UNITS SOLD

\$62.56M
\$ VOLUME SOLD

20,000
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	555-559 Edgcombe Avenue	\$26,750,000	128	Multi-Family
2	321-323 Lenox Avenue	\$14,336,540	33	Mixed Use
3	28-30 Bradhurst Avenue	\$6,300,000	25	Multi-Family
4	532 West 152nd Street	\$5,000,000	21	Multi-Family
5	1914 3rd Avenue	\$2,850,000	*20,000 BSF	Development
6	16 West 120th Street	\$2,800,000	3	Multi-Family
7	423 West 144th Street	\$2,754,150	4	Multi-Family
8	410 East 117th Street	\$1,770,000	4	Multi-Family

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2022 - April 30, 2022**

Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

Neighborhoods: Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem

MONTH OVER MONTH

COMPARED TO MARCH 2022

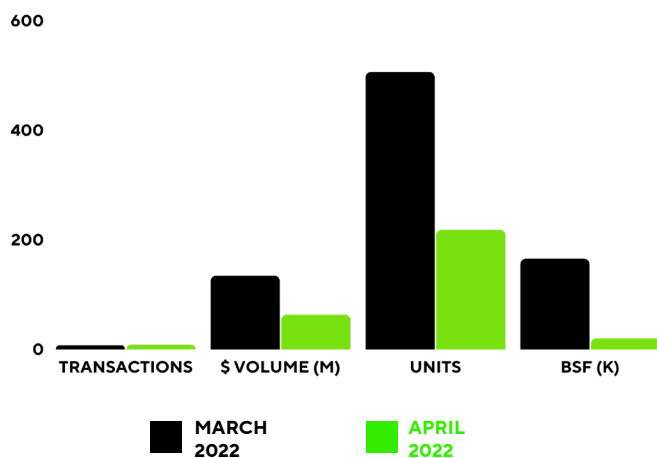
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2022	7	\$134,425,277	506	165,249
APRIL 2022	8	\$62,560,690	218	20,000
% of CHANGE	↑ +14% MoM	↓ -53% MoM	↓ -57% MoM	↓ -88% MoM

YEAR OVER YEAR

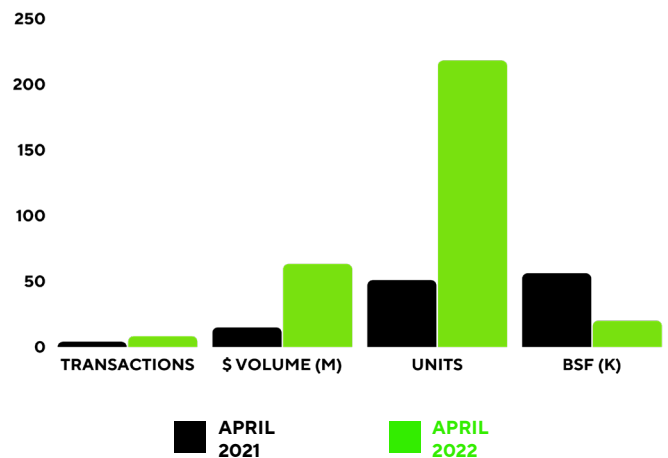
COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2021	4	\$15,100,000	51	55,986
APRIL 2022	8	\$62,560,690	218	20,000
% of CHANGE	↑ +100% YoY	↑ +314% YoY	↑ +327% YoY	↓ -64% YoY

MONTH OVER MONTH



YEAR OVER YEAR



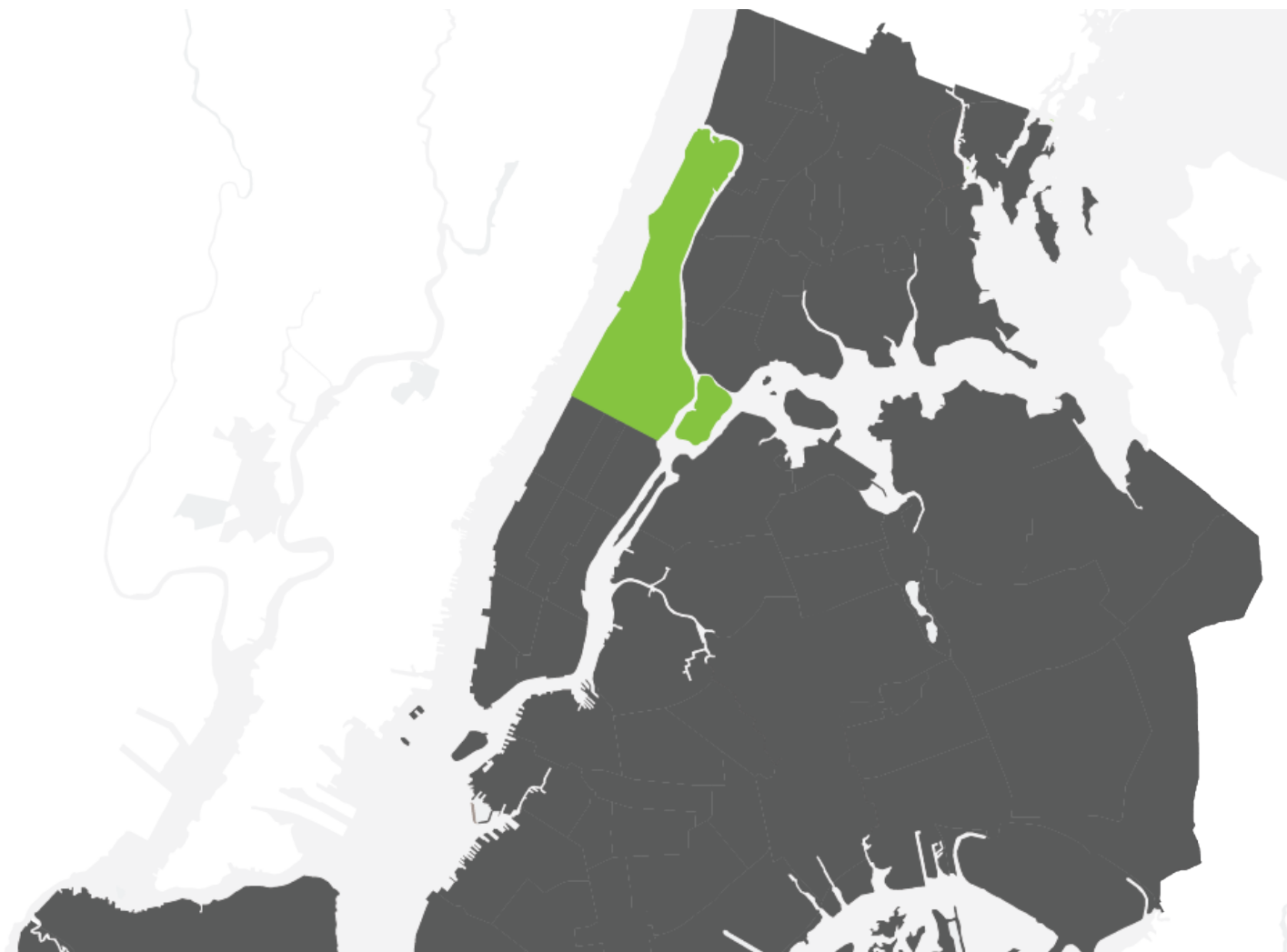
Contact the Upper Manhattan Team For More Information

UPPER MANHATTAN TEAM

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