



UPPER MANHATTAN MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN Q4 MULTIFAMILY METRICS

14

TRANSACTIONS SOLD

\$50.25M

\$ VOLUME SOLD

211

UNITS SOLD



82-84 WADSWORTH AVE



518 WEST 161ST ST



508 WEST 134TH ST



630 WEST 172ND ST

| | ADDRESS | PRICE | NEIGHBORHOOD | UNITS |
|----|-------------------------------|--------------|--------------------|-------|
| 1 | 82-84 Wadsworth Avenue | \$15,500,000 | Washington Heights | 46 |
| 2 | 518 West 161st Street | \$6,746,308 | Washington Heights | 24 |
| 3 | 508 West 134th Street | \$5,922,396 | Harlem | 15 |
| 4 | 630 West 172nd Street | \$4,155,000 | Washington Heights | 25 |
| 5 | 217 East 115th Street | \$2,950,000 | Harlem - East | 8 |
| 6 | 141 West 113th Street | \$2,609,632 | Harlem | 10 |
| 7 | 436-438 Saint Nicholas Avenue | \$2,200,000 | Harlem | 20 |
| 8 | 113 West 113th Street | \$1,989,844 | Harlem | 10 |
| 9 | 140 West 112th Street | \$1,770,822 | Harlem | 10 |
| 10 | 126 West 112th Street | \$1,708,377 | Harlem | 10 |
| 11 | 533 West 149th Street | \$1,350,000 | Harlem | 4 |
| 12 | 3289 Broadway | \$1,198,250 | Harlem | 8 |
| 13 | 124 West 112th Street | \$1,152,898 | Harlem | 10 |
| 14 | 228 West 132nd Street | \$1,000,000 | Harlem | 11 |

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 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

UPPER MANHATTAN

Q4 MIXED-USE METRICS

7

TRANSACTIONS SOLD

\$20.32M

\$ VOLUME SOLD

257

UNITS SOLD



212 WEST 124TH ST



243 WEST 116TH ST



141 WEST 116TH ST



501 WEST 214TH ST

| | ADDRESS | PRICE | NEIGHBORHOOD | UNITS |
|---|-----------------------|-------------|------------------|-------|
| 1 | 212 West 124th Street | \$6,500,000 | Harlem | 184 |
| 2 | 243 West 116th Street | \$3,425,142 | Harlem | 18 |
| 3 | 141 West 116th Street | \$2,861,275 | Harlem - Central | 11 |
| 4 | 501 West 214th Street | \$2,825,000 | Inwood | 20 |
| 5 | 1995 3rd Avenue | \$1,990,000 | Harlem - East | 4 |
| 6 | 214 East 111th Street | \$1,519,619 | East Harlem | 9 |
| 7 | 119 West 122nd Street | \$1,200,000 | Harlem | 11 |

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 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

UPPER MANHATTAN Q4 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$22.92M

\$ VOLUME SOLD

123,663

BUILDABLE SF SOLD



1984 3RD AVE



81-85 EAST 110TH ST



220 NAGLE AVE



38 WEST 126TH ST

| | ADDRESS | PRICE | NEIGHBORHOOD | BUILDABLE SF |
|---|-------------------------|--------------|---------------|--------------|
| 1 | 1984 3rd Avenue | \$13,500,000 | Harlem - East | 76,817 |
| 2 | 81-85 East 110th Street | \$4,450,000 | East Harlem | 20,846 |
| 3 | 220 Nagle Avenue | \$3,700,000 | Inwood | 20,000 |
| 4 | 38 West 126th Street | \$1,274,500 | Harlem | 6,000 |

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 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

Q4 2022 COMPLETE MARKET METRICS

25

TRANSACTIONS SOLD
-22% YoY

\$93.50M

\$ VOLUME SOLD
-57% YoY

468

UNITS SOLD
-37% YoY

123,663

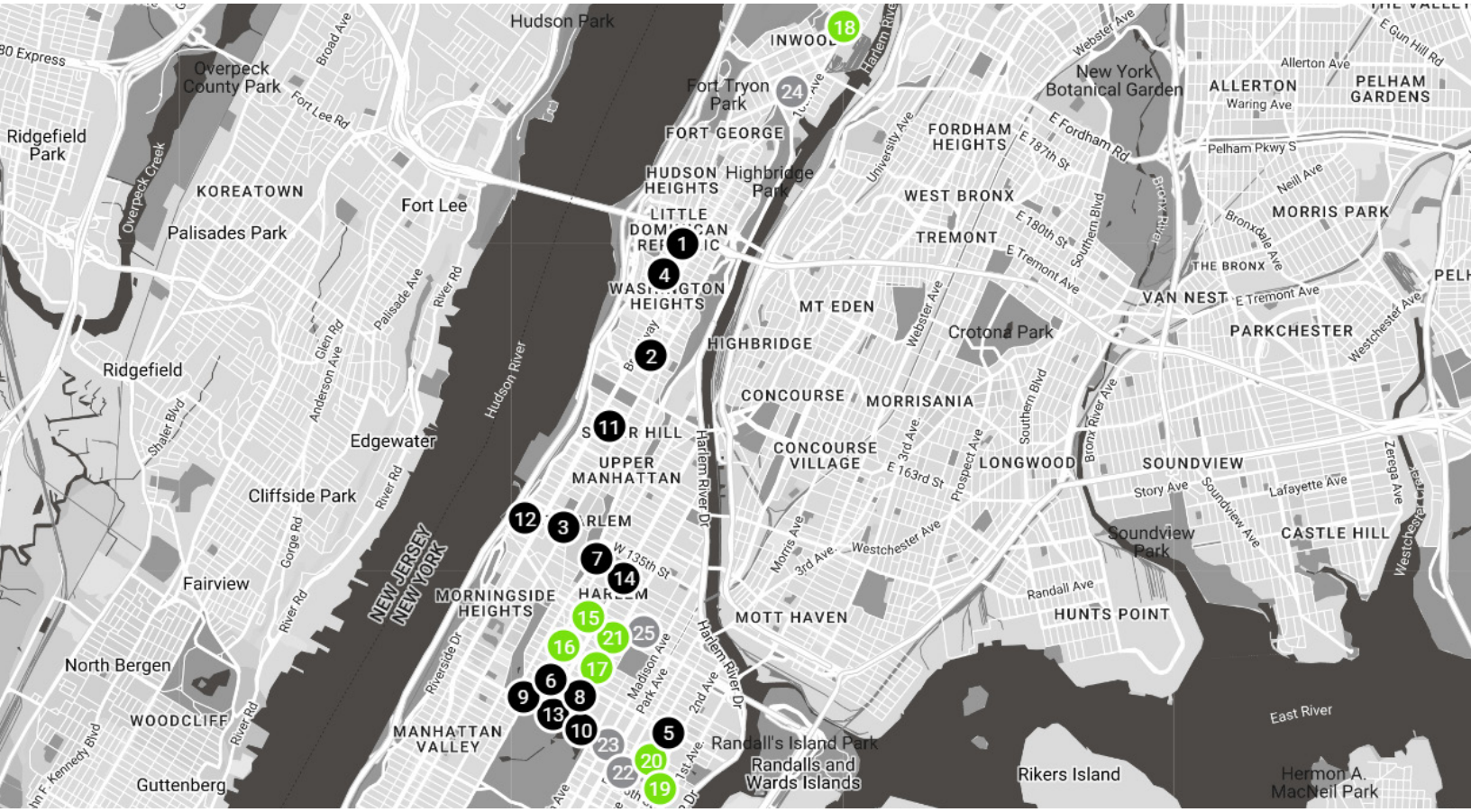
BUILDABLE SF SOLD
-8% YoY

PRICE ANALYSIS BY TERRITORY

UPPER MANHATTAN

| | MULTIFAMILY | MIXED-USE | DEVELOPMENT |
|---------|--------------------|--------------------|---------------|
| \$/SF | \$328 -9% YoY | \$238 -28% YoY | \$197 +9% YoY |
| \$/UNIT | \$225,655 -21% YoY | \$200,345 -57% YoY | N/A |

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 82-84 Wadsworth Avenue
- 2 518 West 161st Street
- 3 508 West 134th Street
- 4 630 West 172nd Street
- 5 217 East 115th Street
- 6 141 West 113th Street
- 7 436-438 Saint Nicholas Avenue
- 8 113 West 113th Street
- 9 140 West 112th Street
- 10 126 West 112th Street
- 11 533 West 149th Street
- 12 3289 Broadway
- 13 124 West 112th Street
- 14 228 West 132nd Street

MIXED USE

- 15 212 West 124th Street
- 16 243 West 116th Street
- 17 141 West 116th Street
- 18 501 West 214th Street
- 19 1995 3rd Avenue
- 20 214 East 111th Street
- 21 119 West 122nd Street

DEVELOPMENT SITES

- 22 1984 3rd Avenue
- 23 81-85 East 110th Street
- 24 220 Nagle Avenue
- 25 38 West 126th Street



CONTACT THE **UPPER MANHATTAN** TEAM FOR MORE INFORMATION

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POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES