



UPPER MANHATTAN MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN Q2 MULTIFAMILY METRICS

12

TRANSACTIONS SOLD

\$52.32M

\$ VOLUME SOLD

289

UNITS SOLD



401 EDGECOMBE AVE



203-215 WEST 148TH ST



149 EAST 121ST ST



9-15 POST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	401 Edgecombe Avenue	\$11,350,000	Harlem	66
2	203-215 West 148th Street	\$10,125,000	Harlem	91
3	149 East 121st Street	\$7,249,492	Harlem - East	18
4	9-15 Post Avenue	\$5,675,000	Inwood	48
5	347 East 105th Street	\$5,000,000	Harlem - East	10
6	102 West 123rd Street	\$2,900,000	Harlem	7
7	512 East 119th Street	\$2,310,000	Harlem - East	4
8	219 West 139th Street	\$1,900,000	Harlem	6
9	51 East 126th Street	\$1,686,494	Harlem - East	11
10	421 West 146th Street	\$1,683,000	Harlem	10
11	45 Hamilton Terrace	\$1,300,000	Harlem	10
12	350 West 145th Street	\$1,150,000	Harlem	8

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

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

Q2 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$48.05M

\$ VOLUME SOLD

213

UNITS SOLD



492 SAINT NICHOLAS AVE



5008 BROADWAY



4300 BROADWAY



608 WEST 192ND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	492 Saint Nicholas Avenue	\$13,550,000	Harlem	18
2	5008 Broadway	\$10,600,000	Inwood	55
3	4300 Broadway	\$10,412,500	Washington Heights	56
4	608 West 192nd Street	\$3,250,000	Washington Heights	40
5	4441 Broadway	\$3,200,000	Washington Heights	27
5	200 Lenox Avenue	\$2,788,425	Harlem	4
5	2313 Adam Clayton Powell Boulevard	\$1,600,000	Harlem	4
5	500 West 184th Street	\$1,500,000	Washington Heights	4
5	213 East 120th Street	\$1,150,000	Harlem - East	5

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

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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

Q2 2023 COMPLETE MARKET METRICS

21

TRANSACTIONS SOLD
-9% YoY

\$100.37M

\$ VOLUME SOLD
-23% YoY

502

UNITS SOLD
+18% YoY

0

BUILDABLE SF SOLD
-100% YoY

PRICE ANALYSIS BY TERRITORY

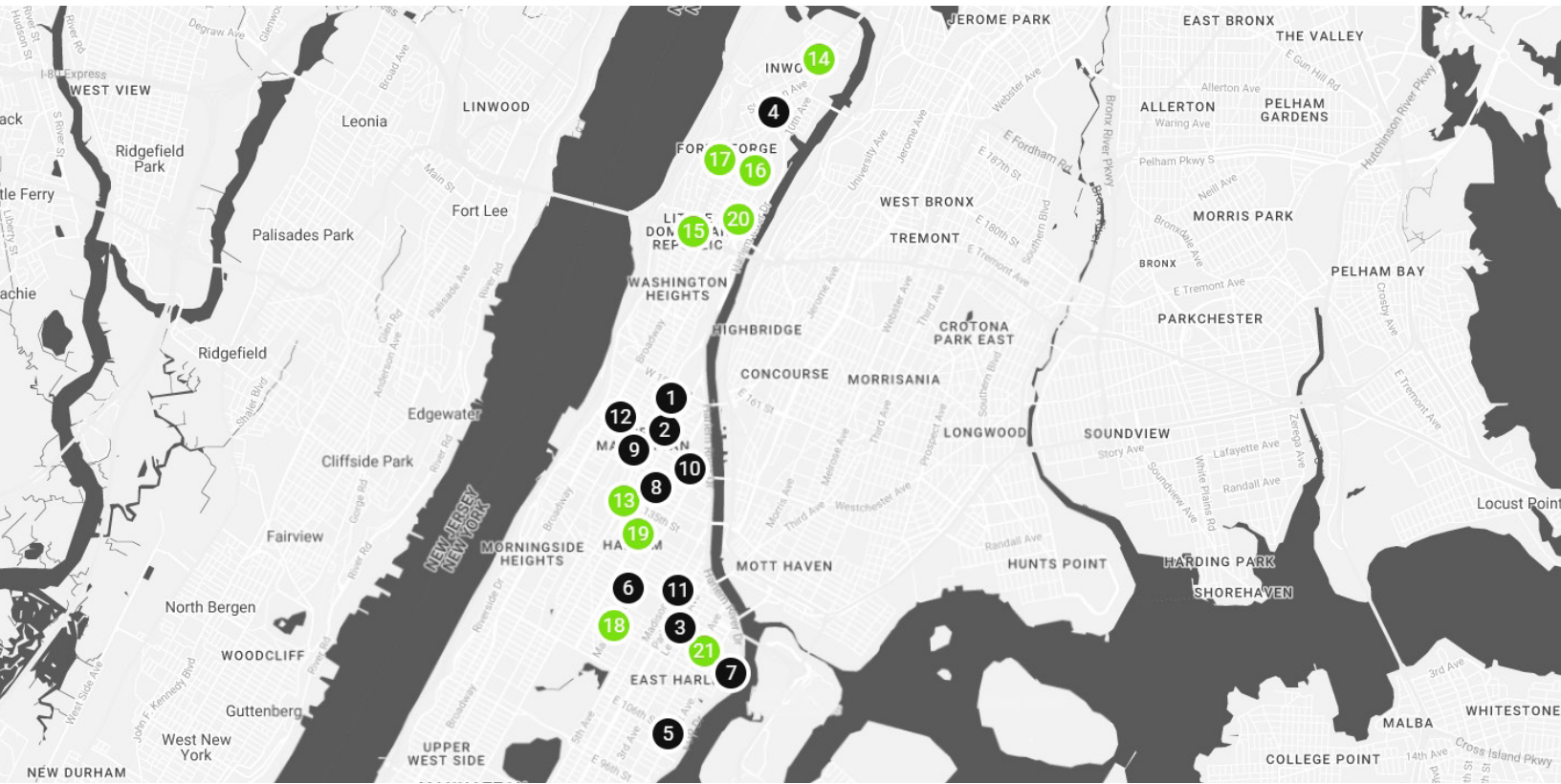
UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$424 -3% YoY	\$319 -21% YoY	\$0 -100% YoY
\$/UNIT	\$267,336 -54% YoY	\$337,035 -9% YoY	

*Development Site / Buildable Square Footage

UPPER MANHATTAN

Q2 2023 MARKET MAP



MULTIFAMILY

- 1 401 Edgecombe Avenue
- 2 203-215 West 148th Street
- 3 149 East 121st Street
- 4 9-15 Post Avenue
- 5 347 East 105th Street
- 6 102 West 123rd Street
- 7 512 East 119th Street
- 8 219 West 139th Street
- 9 51 East 126th Street
- 10 421 West 146th Street
- 11 45 Hamilton Terrace
- 12 350 West 145th Street

MIXED USE

- 1 492 Saint Nicholas Avenue
- 2 5008 Broadway
- 3 4300 Broadway
- 4 608 West 192nd Street
- 5 4441 Broadway
- 6 200 Lenox Avenue
- 7 2313 Adam Clayton Powell Boulevard
- 8 500 West 184th Street
- 9 213 East 120th Street



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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES