



**MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE  
MARKET REPORT**

**AUGUST 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE AUGUST 2023 COMPLETE MARKET METRICS

2

TRANSACTIONS SOLD

\$11.35M

\$ VOLUME SOLD

20

UNITS SOLD

16,168

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	14 West 82nd Street	\$8,000,000	Upper West Side	Multi-Family	10
2	329 East 52nd Street	\$3,350,000	Turtle Bay	Mixed Use	10



14 WEST 82ND ST



329 EAST 52ND ST

# MIDTOWN, UES, UWS

## AUGUST 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from AUGUST 1, 2023 - AUGUST 31, 2023

Zip Codes: 10019, 10021, 10023, 10024, 10025, 10028, 10065, 10069, 10075, 10128

Neighborhoods: Upper West Side, Turtle Bay

### MONTH OVER MONTH

COMPARED TO JULY 2023

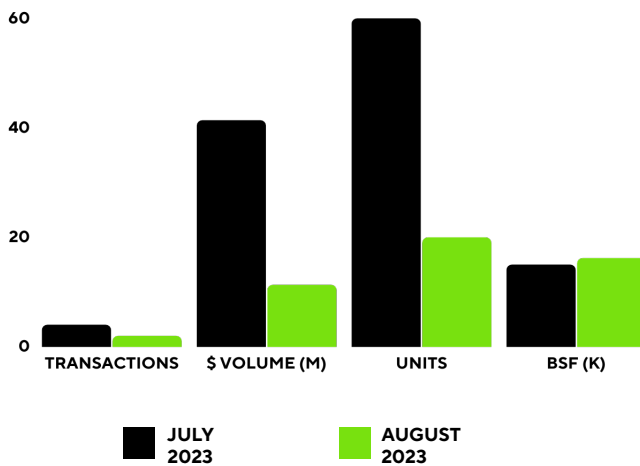
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2023</b>	4	\$41,390,741	60	15,000
<b>AUGUST 2023</b>	2	\$11,350,000	20	16,168
<b>% of CHANGE</b>	↓ -50% MoM	↓ -73% MoM	↓ -67% MoM	↑ +8% MoM

### YEAR OVER YEAR

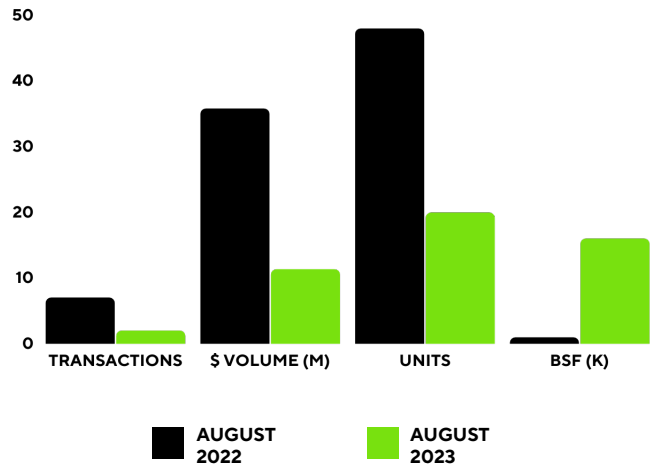
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2022</b>	7	\$35,813,250	48	0
<b>AUGUST 2023</b>	2	\$11,350,000	20	16,168
<b>% of CHANGE</b>	↓ -71% YoY	↓ -68% YoY	↓ -58% YoY	0% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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A low-angle, black and white photograph of several skyscrapers reaching towards a cloudy sky. The buildings are viewed from below, creating a sense of height and scale. The image is the background for the entire page.

# IPRG

## MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE AUGUST 2023 REPORT

### THE MIDTOWN TEAM

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