



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

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE OCTOBER 2023 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$103.34M

\$ VOLUME SOLD

50

UNITS SOLD

50,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	146 East 65th Street	\$47,000,000	Lenox Hill	Multi-Family	2
2	1530-1532 3rd Avenue	\$24,500,000	Carnegie Hill	Development	0
3	355 East 50th Street	\$8,350,000	Turtle Bay	Mixed Use	8
4	1582 York Avenue	\$5,800,000	Yorkville	Mixed Use	17
5	460 West 51st Street	\$5,000,000	Clinton - Hell's Kitchen	Multi-Family	5
6	444 West 58th Street	\$4,800,000	Clinton - Hell's Kitchen	Multi-Family	15
7	128 West 95th Street	\$4,150,000	Upper West Side	Mixed Use	3
8	222 West 71st Street	\$3,835,000	Lincoln Square	Multi-Family	5



146 EAST 65TH ST



1530-1532 3RD AVE



355 EAST 50TH ST



1582 YORK AVE

MIDTOWN, UES, UWS

OCTOBER 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: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper East Side, Upper West Side, Yorkville

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

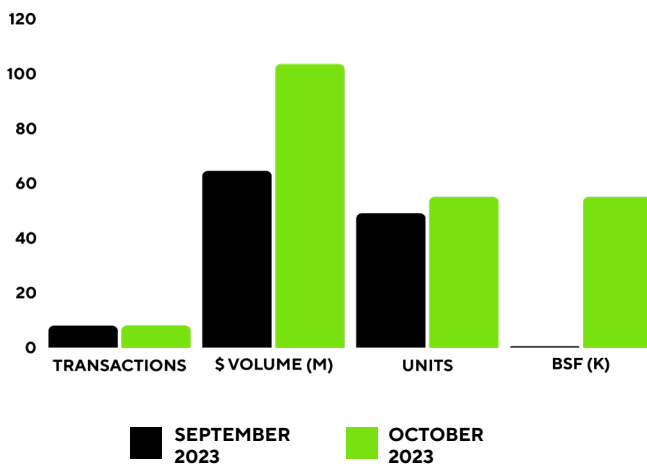
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	8	\$64,517,000	49	0
OCTOBER 2023	8	\$103,435,000	55	50,000
% of CHANGE	0% MoM	↑+60% MoM	↑+12% MoM	↑+100% MoM

YEAR OVER YEAR

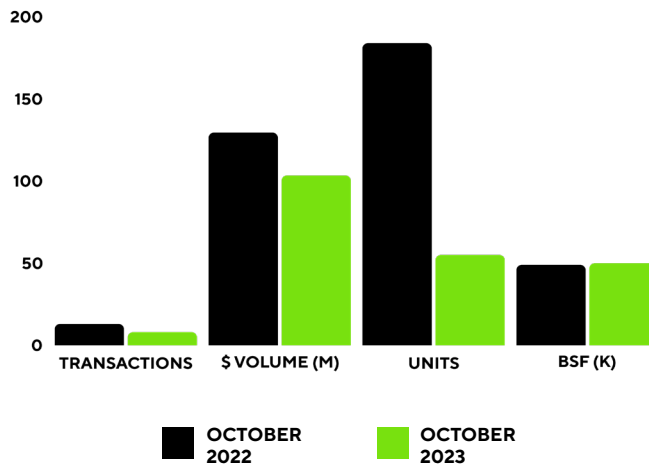
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	13	\$129,525,167	184	49,000
OCTOBER 2023	8	\$103,435,000	55	50,000
% of CHANGE	↓-38% YoY	↓-20% YoY	↓-70% YoY	↑+2% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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IPRG

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