



UPPER MANHATTAN MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN OCTOBER 2023 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$44.81M

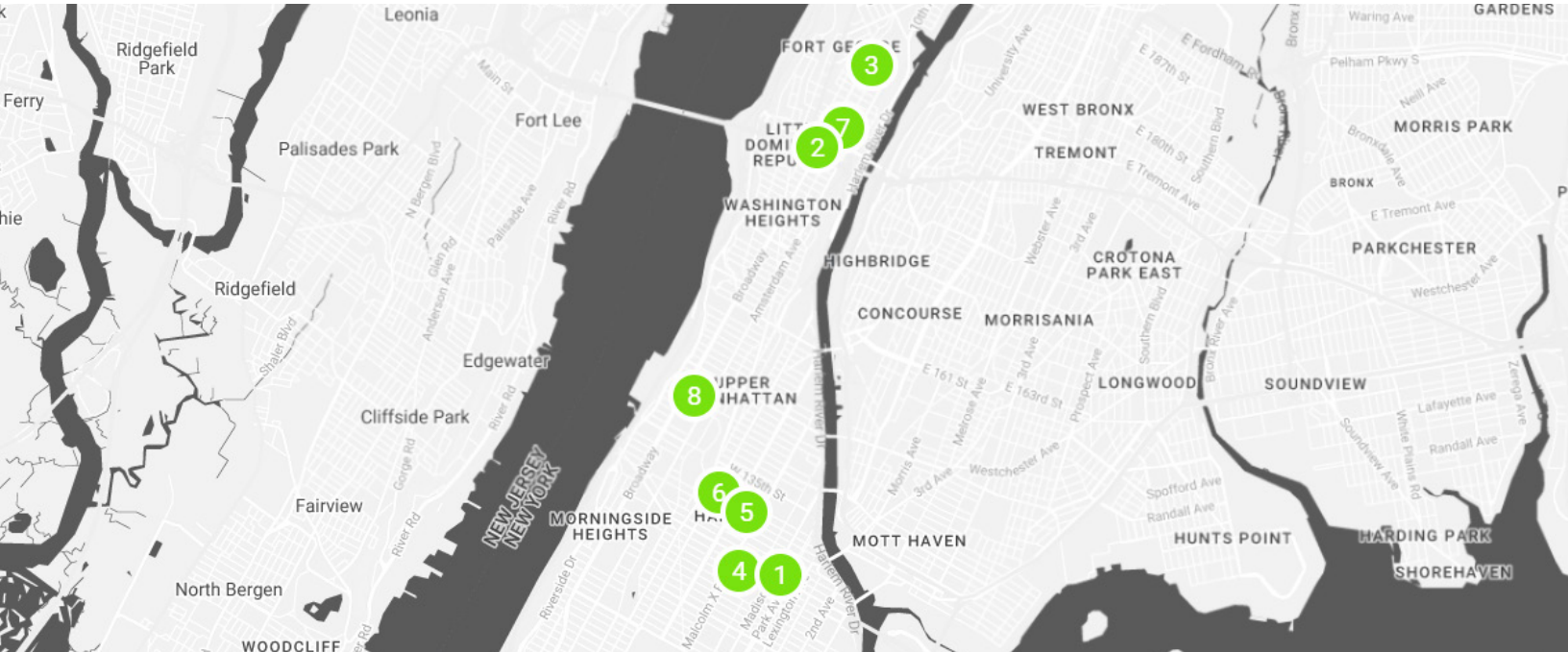
\$ VOLUME SOLD

159

UNITS SOLD

0

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|---|----------------------------|--------------|--------------------|--------------|-------|
| 1 | 69 East 125th Street | \$28,200,000 | Harlem - East | Mixed Use | 76 |
| 2 | 1381 Saint Nicholas Avenue | \$4,500,000 | Washington Heights | Mixed Use | 19 |
| 3 | 562 West 193rd Street | \$3,425,000 | Washington Heights | Multi-Family | 46 |
| 4 | 3 West 123rd Street | \$2,685,000 | Harlem | Multi-Family | 4 |
| 5 | 130 West 131st Street | \$1,700,000 | Harlem | Multi-Family | 4 |
| 6 | 269 West 131st Street | \$1,650,000 | Harlem | Multi-Family | 3 |
| 7 | 551 West 183rd Street | \$1,500,000 | Washington Heights | Mixed Use | 5 |
| 8 | 539 West 141st Street | \$1,150,000 | Harlem | Multi-Family | 2 |



69 EAST 125TH ST



1381 SAINT NICHOLAS AVE



562 WEST 193RD ST



3 WEST 123RD ST

UPPER MANHATTAN

OCTOBER 2023 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

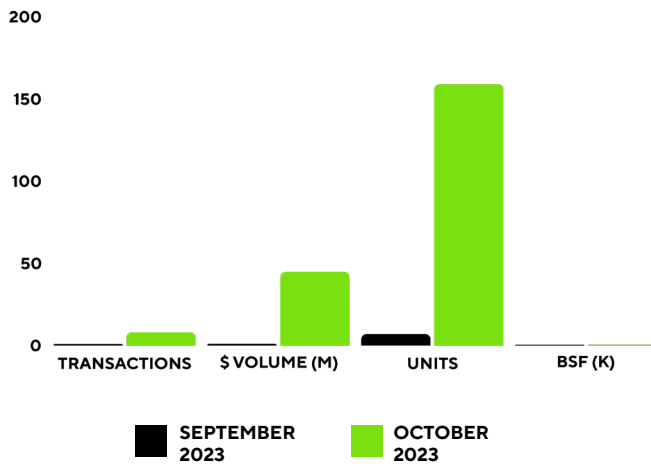
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|----------------|-------------------|---------------|--------------|----------|
| SEPTEMBER 2023 | 1 | \$1,104,801 | 7 | 0 |
| OCTOBER 2023 | 8 | \$44,810,000 | 159 | 0 |
| % of CHANGE | ↑+700% MoM | ↑+3956% MoM | ↑+ 2171% MoM | 0% MoM |

YEAR OVER YEAR

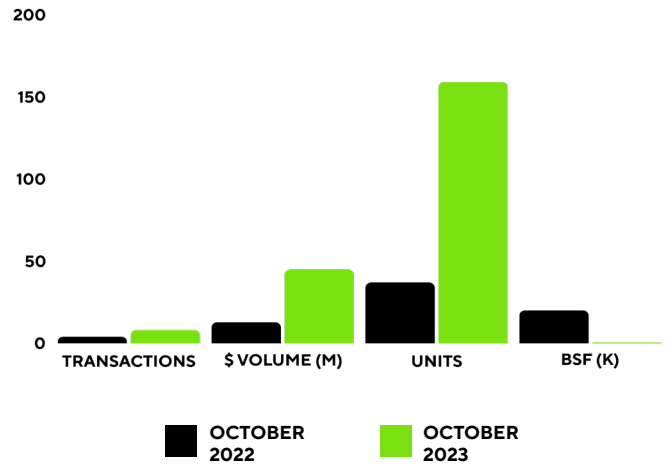
COMPARED TO OCTOBER 2022

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------|-------------------|---------------|------------|------------|
| OCTOBER 2022 | 4 | \$12,795,000 | 37 | 20,000 |
| OCTOBER 2023 | 8 | \$44,810,000 | 159 | 0 |
| % of CHANGE | ↑+100% YoY | ↑+250% YoY | ↑+330% YoY | ↓-100% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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IPRG

UPPER MANHATTAN OCTOBER 2023 REPORT

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