



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

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE JANUARY 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$77.11M

\$ VOLUME SOLD

217

UNITS SOLD

27,834

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	120-125 Riverside Drive	\$31,000,000	Upper West Side	Mixed Use	100
2	17 East 70th Street	\$7,500,000	Lenox Hill	Multi-Family	14
3	18 East 67th Street	\$7,500,000	Lenox Hill	Mixed Use	9
4	13-15 West 82nd Street	\$7,100,000	Upper West Side	Multi-Family	26
5	532 East 83rd Street	\$6,950,000	Yorkville	Multi-Family	11
6	114 & 153 West 74th Street	\$6,550,000	Upper West Side	Multi-Family	20
7	211 West 85th Street	\$5,250,000	Upper West Side	Multi-Family	13
8	529 2nd Avenue	\$3,100,000	Kips Bay	Mixed Use	4
9	417 West 44th Street	\$2,162,000	Clinton - Hell's Kitchen	Multi-Family	20



120-125 RIVERSIDE DR



17 EAST 70TH ST



18 EAST 67TH ST



13-15 WEST 82ND ST

MIDTOWN, UES, UWS

JANUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - JANUARY 31, 2024

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 DECEMBER 2023

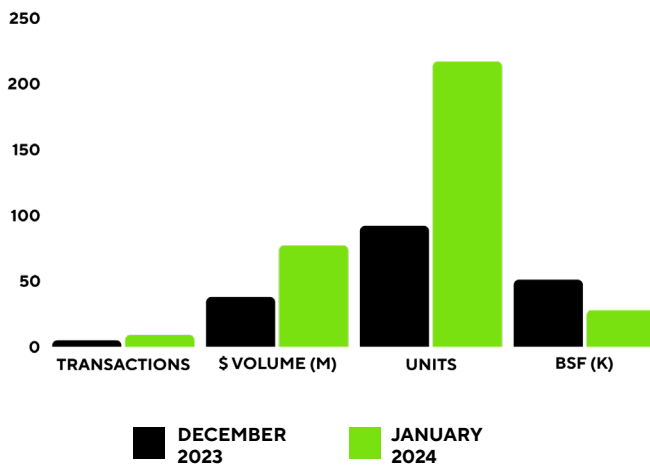
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	5	\$37,849,450	92	51,000
JANUARY 2024	9	\$77,112,000	217	27,834
% of CHANGE	↑ +80% MoM	↑ +104% MoM	↑ +136% MoM	↓ -47% MoM

YEAR OVER YEAR

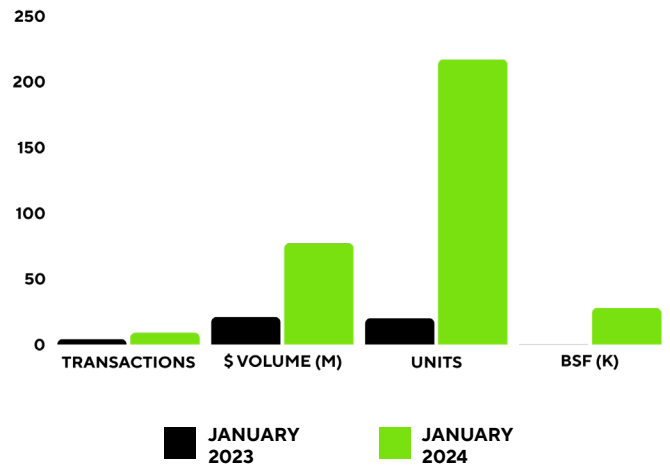
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	4	\$20,877,911	20	0
JANUARY 2024	9	\$77,112,000	217	27,834
% of CHANGE	↑ +125% YoY	↑ +269% YoY	↑ +985% YoY	↑ +100% 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 JANUARY 2024 REPORT

THE MIDTOWN TEAM

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