



# UPPER MANHATTAN MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

## UPPER MANHATTAN Q4 MULTIFAMILY METRICS

### 10

TRANSACTIONS SOLD

### \$51.05M

\$ VOLUME SOLD

### 337

UNITS SOLD



**788 RIVERSIDE DRIVE**



**75 WADSWORTH TERRACE**



**35 THAYER ST**



**565-571 WEST 175TH ST**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	788 Riverside Drive	\$10,200,000	Washington Heights	74
2	75 Wadsworth Terrace	\$9,282,000	Washington Heights	83
3	35 Thayer Street	\$6,000,000	Washington Heights	53
4	565-571 West 175th Street	\$5,800,000	Washington Heights	60
5	562 West 193rd Street	\$3,425,000	Washington Heights	46
6	3 West 123rd Street	\$2,685,000	Harlem	4
7	53 West 119th Street	\$1,750,000	Harlem	8
8	130 West 131st Street	\$1,700,000	Harlem	4
9	269 West 131st Street	\$1,650,000	Harlem	3
10	539 West 141st Street	\$1,150,000	Harlem	2

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 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

# UPPER MANHATTAN

## Q4 MIXED-USE METRICS

**6**

TRANSACTIONS SOLD

**\$51.00M**

\$ VOLUME SOLD

**204**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	69 East 125th Street	\$28,200,000	Harlem - East	76
2	500 Fort Washington Avenue	\$7,800,000	Washington Heights	57
3	247 Audubon Avenue	\$6,350,000	Washington Heights	43
4	1381 Saint Nicholas Avenue	\$4,500,000	Washington Heights	19
5	355 East 116th Street	\$2,655,000	Harlem - East	4
6	551 West 183rd Street	\$1,500,000	Washington Heights	5

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 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

### Q4 2023 COMPLETE MARKET METRICS

**16**

TRANSACTIONS SOLD

-36% YoY

**\$94.64M**

\$ VOLUME SOLD

+1% YoY

**541**

UNITS SOLD

+16% YoY

**0**

BUILDABLE SF SOLD

-100% YoY

### PRICE ANALYSIS BY TERRITORY

#### UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$346 +6% YoY	\$289 +21% YoY	N/A -100% YoY
\$/UNIT	\$297,400 +32% YoY	\$309,360 +54% YoY	



# UPPER MANHATTAN

## Q4 2023 MARKET MAP



### MULTIFAMILY

- 1 788 Riverside Drive
- 2 75 Wadsworth Terrace
- 3 35 Thayer Street
- 4 565-571 West 175th Street
- 5 562 West 193rd Street
- 6 3 West 123rd Street
- 7 53 West 119th Street
- 8 130 West 131st Street
- 9 269 West 131st Street
- 10 539 West 141st Street

### MIXED USE

- 11 69 East 125th Street
- 12 500 Fort Washington Avenue
- 13 247 Audubon Avenue
- 14 1381 Saint Nicholas Avenue
- 15 355 East 116th Street
- 16 551 West 183rd Street





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

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

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**STEVE  
REYNOLDS**  
718.360.8807  
steve@iprg.com

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**BRIAN  
DAVILA**  
718.360.8849  
bdavila@iprg.com

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**1**  
**POWERFUL TEAM**

**1K+**  
**PROPERTIES SOLD**

**\$4B+**  
**TOTAL SALES**