



# **UPPER MANHATTAN**

**Q4 MULTIFAMILY METRICS** 

10

\$51.05M

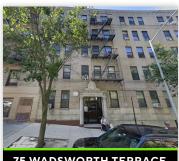
337

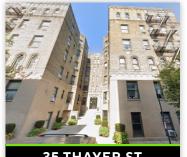
TRANSACTIONS SOLD

**\$ VOLUME** SOLD

**UNITS SOLD** 









35 THAYER ST 56

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

## **UPPER MANHATTAN**

**Q4 MIXED-USE METRICS** 

6

\$51.00M

204

TRANSACTIONS SOLD

**\$ VOLUME** SOLD

**UNITS SOLD** 









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





# **Q4 2023 COMPLETE MARKET METRICS**

16

TRANSACTIONS SOLD
-36% YoY

\$94.64M

\$ VOLUME SOLD +1% YoY

541

UNITS SOLD +16% YoY

BUILDABLE SF SOLD
-100% YoY

## PRICE ANALYSIS BY TERRITORY

### **UPPER MANHATTAN**

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	<b>\$346</b> +6% YoY	<b>\$289</b> +21% YoY	N/A -100% YoY
\$/UNIT	<b>\$297,400</b> +32% YoY	<b>\$309,360</b> +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
- 269 West 131st Street
- 539 West 141st Street

#### **MIXED USE**

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

# UPPER MANHATTAN Q4 2023 MARKET REPORT



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1K+

\$4B+

**POWERFUL TEAM** 

**PROPERTIES SOLD** 

**TOTAL SALES**