



UPPER MANHATTAN MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN Q1 MULTIFAMILY METRICS

8

TRANSACTIONS SOLD

\$24.82M

\$ VOLUME SOLD

213

UNITS SOLD



186 PINEHURST AVE



204-208 & 240 WEST 111TH ST



310-312 EAST 105TH ST



407 WEST 205TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	186 Pinehurst Avenue	\$8,000,000	Washington Heights	65
2	204-208 & 240 West 111th Street	\$5,650,000	Harlem	56
3	310-312 East 105th Street	\$4,300,000	Harlem - East	16
4	407 West 205th Street	\$1,950,000	Inwood	29
5	245 West 131st Street	\$1,300,000	Harlem	11
6	50 East 126th Street	\$1,220,000	Harlem - East	9
7	23 Vermilyea Avenue	\$1,200,000	Inwood	21
8	815 Riverside Drive	\$1,200,000	Washington Heights	6

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

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

Q1 MIXED-USE METRICS

6

TRANSACTIONS SOLD

\$24.79M

\$ VOLUME SOLD

219

UNITS SOLD



618 WEST 177TH ST & 61 WADSWORTH AVE



562 WEST 175TH ST



112 NAGLE AVE



147 EAST 116TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	618 West 177th Street & 61 Wadsworth Avenue	\$9,500,000	Washington Heights	112
2	562 West 175th Street	\$4,818,000	Washington Heights	62
3	112 Nagle Avenue	\$3,175,000	Washington Heights	27
4	147 East 116th Street	\$3,050,000	Harlem - East	6
5	1629 Park Avenue	\$2,750,000	Harlem - East	10
6	1706 Lexington Avenue	\$1,500,000	Harlem - East	2

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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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

NORTHEAST BROOKLYN & QUEENS Q1 DEVELOPMENT SITE METRICS

2
TRANSACTIONS SOLD

\$3.65M
\$ VOLUME SOLD

21,800
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1994 Madison Avenue	\$1,856,749	\$1,856,749	14,000
2	1873 Amsterdam Avenue	\$1,800,000	\$1,800,000	7,800

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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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

Q1 2024 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD
-16% YoY

\$53.26M

\$ VOLUME SOLD
-44% YoY

432

UNITS SOLD
-21% YoY

21,800

BUILDABLE SF SOLD
+48% YoY

PRICE ANALYSIS BY TERRITORY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$242 -6% YoY	\$321 +31% YoY	\$168 -58% YoY
\$/UNIT	\$133,855 -26% YoY	\$212,691 -26% YoY	



MULTIFAMILY

- 1 186 Pinehurst Avenue
- 2 204-208 & 240 West 111th Street
- 3 310-312 East 105th Street
- 4 407 West 205th Street
- 5 245 West 131st Street
- 6 50 East 126th Street
- 7 23 Vermilyea Avenue
- 8 815 Riverside Drive

MIXED USE

- 9 618 West 177th St & 61 Wadsworth Ave
- 10 562 West 175th Street
- 11 112 Nagle Avenue
- 12 147 East 116th Street
- 13 1629 Park Avenue
- 14 1706 Lexington Avenue

DEVELOPMENT SITES

- 15 1994 Madison Avenue
- 16 1873 Amsterdam Avenue



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

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES