



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

**MAY 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE MAY 2024 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$55.80M

\$ VOLUME SOLD

100

UNITS SOLD

28,140

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	55 West 35th Street	\$16,500,000	Koreatown	Mixed Use	32
2	472-474 Columbus Avenue	\$14,500,000	Upper West Side	Mixed Use	45
3	156 West 29th Street	\$6,300,000	Chelsea	Mixed Use	4
4	27 East 37th Street	\$6,100,000	Murray Hill	Multi-Family	5
5	110 East 37th Street	\$4,700,000	Murray Hill	Multi-Family	8
6	410 East 38th Street	\$4,100,000	Murray Hill	Development	0
7	217 East 30th Street	\$3,600,000	Kips Bay	Multi-Family	6



55 WEST 35TH ST



472-474 COLUMBUS AVE



156 WEST 29TH ST



27 EAST 37TH ST

# MIDTOWN, UES, UWS

## MAY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 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 APRIL 2024

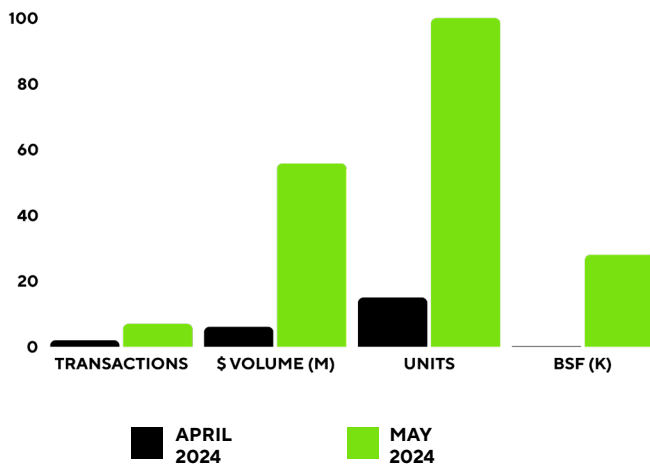
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	2	\$6,106,750	15	0
MAY 2024	7	\$55,800,000	100	28,140
% of CHANGE	↑ +250% MoM	↑ +814% MoM	↑ +567% MoM	↑ +100% MoM

### YEAR OVER YEAR

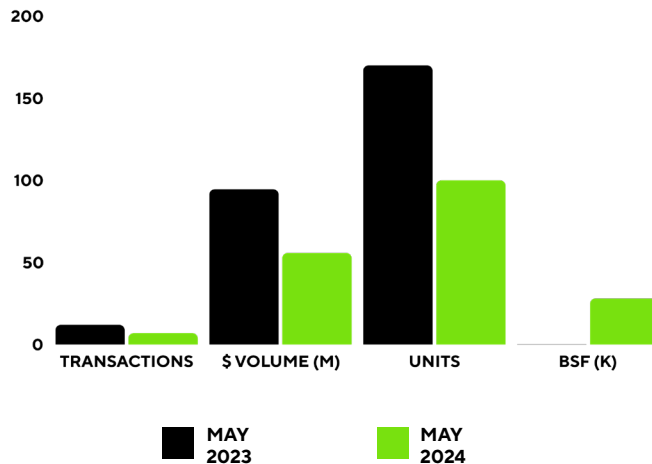
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	12	\$94,560,000	170	0
MAY 2024	7	\$55,800,000	100	28,140
% of CHANGE	↓ -42% YoY	↓ -41% YoY	↓ -41% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the Midtown, UES, UWS Team for More Information

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# IPRG

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UPPER WEST SIDE  
MAY 2024 REPORT

## THE MIDTOWN TEAM

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