



UPPER MANHATTAN MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN MAY 2024 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$25.72M

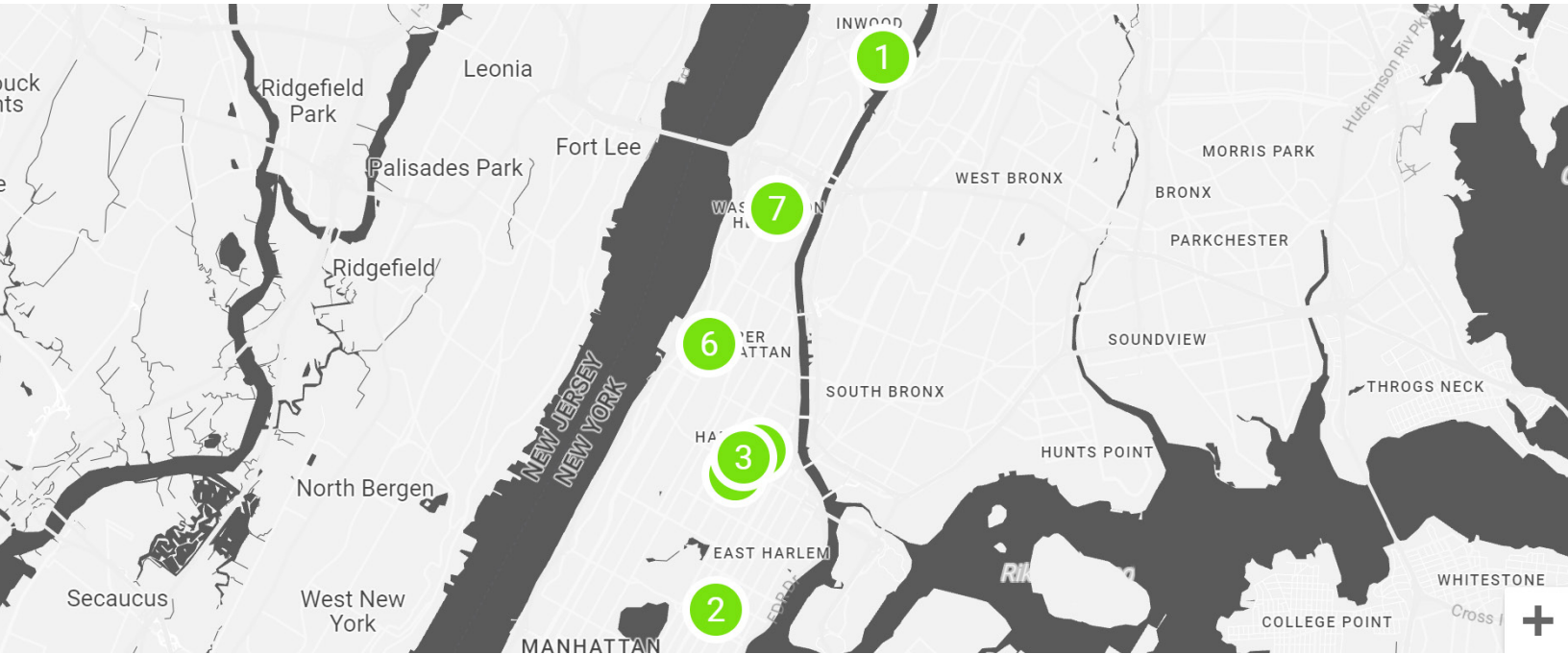
\$ VOLUME SOLD

96

UNITS SOLD

8,170

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	425 West 205th Street	\$9,000,000	Inwood	Multi-Family	72
2	1557 Lexington Avenue	\$5,850,000	Harlem - East	Mixed Use	9
3	76 West 127th Street	\$2,900,000	Harlem	Multi-Family	2
4	15 West 129th Street	\$2,700,000	Harlem	Multi-Family	5
5	19 West 123rd Street	\$2,450,000	Harlem	Multi-Family	3
6	517 West 142nd Street	\$1,625,000	Harlem	Multi-Family	2
7	564 West 171st Street	\$1,200,000	Washington Heights	Development	3



425 WEST 205TH ST



1557 LEXINGTON AVE



76 WEST 127TH ST



15 WEST 129TH ST

UPPER MANHATTAN

MAY 2024 MARKET ANALYSIS

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

MONTH OVER MONTH

COMPARED TO APRIL 2024

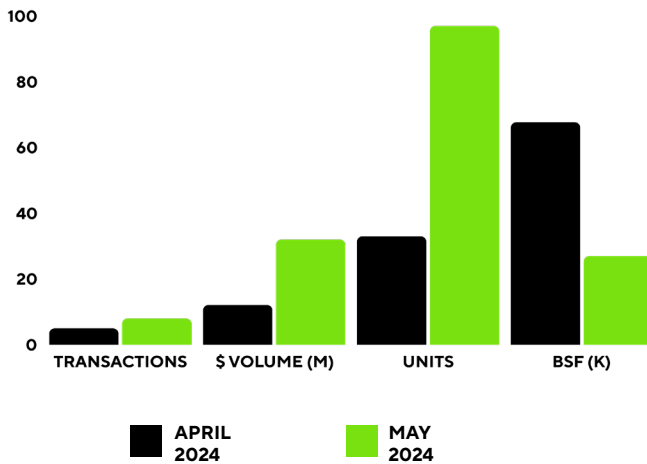
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	5	\$12,127,500	33	67,720
MAY 2024	8	\$32,025,000	97	27,158
% of CHANGE	↑ +60% MoM	↑ +164% MoM	↑ +194% MoM	↓ -60% MoM

YEAR OVER YEAR

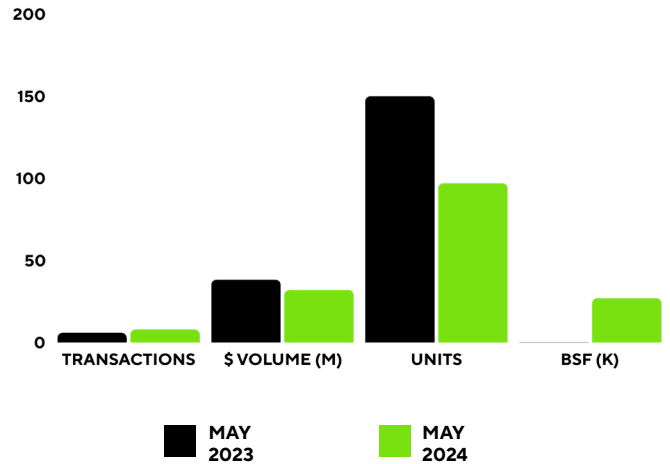
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	6	\$38,335,986	150	0
MAY 2024	8	\$32,025,000	97	27,158
% of CHANGE	↑ +33% YoY	↓ -16% YoY	↓ -35% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

DEREK BESTREICH
718.360.8802

STEVE REYNOLDS
718.360.8807

BRIAN DAVILA
718.360.8849

IPRG

UPPER MANHATTAN MAY 2024 REPORT

THE UPPER MANHATTAN TEAM

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

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

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

718.360.8801

www.IPRG.com