



MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q2 MULTIFAMILY METRICS

7

\$36.48M

90

TRANSACTIONS SOLD

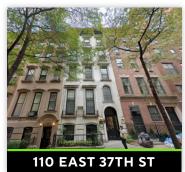
\$ VOLUME SOLD

UNITS SOLD









ADDRESS	PRICE	NEIGHBORHOOD	UNITS
458 West 51st Street	\$3,080,750	Clinton - Hell's Kitchen	5
45 West 87th Street	\$3,026,000	Upper West Side	10
27 East 37th Street	\$6,100,000	Murray Hill	5
110 East 37th Street	\$4,700,000	Murray Hill	8
217 East 30th Street	\$3,600,000	Kips Bay	6
301 West 106th Street	\$11,000,000	Upper West Side	47
137 West 80th Street	\$4,976,000	Upper West Side	9

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q2 MIXED-USE METRICS

8

\$129.39M

295

TRANSACTIONS SOLD

\$ VOLUME SOLD

UNITS SOLD









ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1 55 West 35th Street	\$16,500,000	Koreatown	32
472-474 Columbus Avenue	\$14,500,000	Upper West Side	45
3 156 West 29th Street	\$6,300,000	Chelsea	4
65 West 55th Street	\$36,000,000	Central Midtown	104
5 43 West 27th Street	\$24,365,000	NoMad	17
357 West 45th Street	\$20,000,000	Clinton - Hell's Kitchen	81
7 113 East 29th Street	\$6,900,000	NoMad	5
3 75 Lexington Avenue	\$4,825,000	Kips Bay	7

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 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



MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q2 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$4.10M

\$ VOLUME SOLD

28,140

BUILDABLE SF SOLD



ADDRESS PRICE NEIGHBORHOOD BUILDABLE SF

1 410 East 38th Street \$33,200,000 Murray Hill 28,140

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE Q2 2024 MARKET ANALYSIS

Q2 2024 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD
-59% YoY

\$169.97M

\$ VOLUME SOLD
-48% YoY

385

UNITS SOLD

28,140

BUILDABLE SF SOLD
-43% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	
\$/SF	\$823 +31% YoY	\$812 -19% YoY	\$146 -80% YoY	
\$/UNIT	\$601,217 +61% YoY	\$450,266 -45% YoY		

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	
\$/SF	\$0 -100% YoY	\$0 -100% YoY	N/A 0% YoY	
\$/UNIT	\$0 -100% YoY	\$0- -100% YoY		

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	
\$/SF	\$464 -49% YoY	\$466 -31% YoY	N/A 0% YoY	
\$/UNIT	\$363,177 -53% YoY	\$322,222 -70% YoY		



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

Q2 2024 MARKET MAP



MULTIFAMILY

- 458 West 51st Street
- 45 West 87th Street
- 27 East 37th Street
- 110 East 37th Street
- 217 East 30th Street
- 301 West 106th Street
- 137 West 80th Street

MIXED USE

- 55 West 35th Street
- 472-474 Columbus Avenue
- 156 West 29th Street
- 65 West 55th Street
- 43 West 27th Street
- 357 West 45th Street
- 113 East 29th Street
- 75 Lexington Avenue

DEVELOPMENT SITES

410 East 38th Street



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE **Q2 2024 MARKET REPORT**



ADAM LOBEL

718.360.8815 adam@iprg.com

DANIEL KAYSERIAN

DKayserian@iprg.com

ZACHARY ZISKIN

718.360.0969 zziskin@iprg.com **JUSTIN ZEITCHIK**

718.360.8827 jzeitchik@iprg.com

718.360.8962

1K+

POWERFUL TEAM

PROPERTIES SOLD

TOTAL SALES