

An aerial, black and white photograph of New York City. The top half shows a wide view of the city skyline with the Hudson River on the left and Central Park on the right. The bottom half is a closer, high-angle view of several tall apartment buildings, with Central Park's dense trees visible to the right.

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

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

# 7

TRANSACTIONS SOLD

# \$36.48M

\$ VOLUME SOLD

# 90

UNITS SOLD



458 WEST 51ST ST



45 WEST 87TH ST



27 EAST 37TH ST



110 EAST 37TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	458 West 51st Street	\$3,080,750	Clinton - Hell's Kitchen	5
2	45 West 87th Street	\$3,026,000	Upper West Side	10
3	27 East 37th Street	\$6,100,000	Murray Hill	5
4	110 East 37th Street	\$4,700,000	Murray Hill	8
5	217 East 30th Street	\$3,600,000	Kips Bay	6
6	301 West 106th Street	\$11,000,000	Upper West Side	47
7	137 West 80th Street	\$4,976,000	Upper West Side	9

Multifamily 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 MIXED-USE METRICS

# 8

TRANSACTIONS SOLD

# \$129.39M

\$ VOLUME SOLD

# 295

UNITS SOLD



55 WEST 35TH ST



472-474 COLUMBUS AVE



156 WEST 29TH ST



65 WEST 55TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	55 West 35th Street	\$16,500,000	Koreatown	32
2	472-474 Columbus Avenue	\$14,500,000	Upper West Side	45
3	156 West 29th Street	\$6,300,000	Chelsea	4
4	65 West 55th Street	\$36,000,000	Central Midtown	104
5	43 West 27th Street	\$24,365,000	NoMad	17
6	357 West 45th Street	\$20,000,000	Clinton - Hell's Kitchen	81
7	113 East 29th Street	\$6,900,000	NoMad	5
8	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

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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



410 EAST 38TH ST

ADDRESS

PRICE

NEIGHBORHOOD

BUILDABLE SF

1 410 East 38th Street

\$33,200,000

Murray Hill

28,140

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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**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

Q2 2024 COMPLETE MARKET METRICS

16

TRANSACTIONS SOLD  
-59% YoY

\$169.97M

\$ VOLUME SOLD  
-48% YoY

385

UNITS SOLD  
-16% YoY

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	



### MULTIFAMILY

- 1 458 West 51st Street
- 2 45 West 87th Street
- 3 27 East 37th Street
- 4 110 East 37th Street
- 5 217 East 30th Street
- 6 301 West 106th Street
- 7 137 West 80th Street

### MIXED USE

- 8 55 West 35th Street
- 9 472-474 Columbus Avenue
- 10 156 West 29th Street
- 11 65 West 55th Street
- 12 43 West 27th Street
- 13 357 West 45th Street
- 14 113 East 29th Street
- 15 75 Lexington Avenue

### DEVELOPMENT SITES

- 16 410 East 38th Street



**CONTACT THE MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE TEAM FOR MORE INFORMATION**

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**