



UPPER MANHATTAN MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN Q2 MULTIFAMILY METRICS

14

TRANSACTIONS SOLD

\$36.37M

\$ VOLUME SOLD

143

UNITS SOLD



452 WEST 144TH ST



403 WEST 148TH ST



244 WEST 137TH ST



2110 5TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	452 West 144th Street	\$2,465,000	Harlem	3
2	403 West 148th Street	\$1,725,000	Harlem	8
3	244 West 137th Street	\$1,237,500	Harlem	8
4	2110 5th Avenue	\$1,200,000	Harlem	12
5	425 West 205th Street	\$9,000,000	Inwood	72
6	76 West 127th Street	\$2,900,000	Harlem	2
7	15 West 129th Street	\$2,700,000	Harlem	5
8	19 West 123rd Street	\$2,450,000	Harlem	3
9	517 West 142nd Street	\$1,625,000	Harlem	2
10	21 West 121st Street	\$3,575,000	Harlem	4
11	1598 Lexington Avenue	\$2,600,000	Harlem - East	6
12	266 West 121st Street	\$2,549,500	Harlem	4
13	511 West 144th Street	\$1,200,000	Harlem	8
14	231 West 131st Street	\$1,150,000	Harlem	6

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

Q2 MIXED-USE METRICS

3

TRANSACTIONS SOLD

\$10.26M

\$ VOLUME SOLD

40

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1557 Lexington Avenue	\$5,850,000	Harlem - East	9
2	494 Audubon Avenue	\$2,850,000	Washington Heights	27
3	216 East 117th Street	\$1,564,000	Harlem - East	4

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

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UPPER MANHATTAN Q2 DEVELOPMENT SITE METRICS

2
TRANSACTIONS SOLD

\$6.70M
\$ VOLUME SOLD

75,890
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2148 3rd Avenue & 183 East 117th Street	\$5,500,000	\$5,500,000	67,720
2	564 West 171st Street	\$1,200,000	\$1,200,000	8,170

*Development Site / Buildable Square Footage

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

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Q2 2024 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD
-10% YoY

\$53.34M

\$ VOLUME SOLD
-47% YoY

183

UNITS SOLD
-64% YoY

75,890

BUILDABLE SF SOLD
+100% YoY

PRICE ANALYSIS BY TERRITORY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$538 +27% YoY	\$368 +15% YoY	N/A 0% YoY
\$/UNIT	\$346,144 +29% YoY	\$382,185 +13% YoY	



MULTIFAMILY

- 1 452 West 144th Street
- 2 403 West 148th Street
- 3 244 West 137th Street
- 4 2110 5th Avenue
- 5 425 West 205th Street
- 6 76 West 127th Street
- 7 15 West 129th Street
- 8 19 West 123rd Street
- 9 517 West 142nd Street
- 10 21 West 121st Street
- 11 1598 Lexington Avenue
- 12 266 West 121st Street
- 13 511 West 144th Street
- 14 231 West 131st Street

MIXED USE

- 15 1557 Lexington Avenue
- 16 494 Audubon Avenue
- 17 216 East 117th Street

DEVELOPMENT SITES

- 18 2148 3rd Avenue & 183 East 117th Street
- 19 564 West 171st Street



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

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

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

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



1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES