



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

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE JULY 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$81.39M

\$ VOLUME SOLD

109

UNITS SOLD

20,808

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4 East 77th Street	\$16,000,000	Lenox Hill	Mixed Use	1
2	944 5th Avenue	\$14,990,000	Lenox Hill	Mixed Use	15
3	359 West 48th Street	\$12,500,000	Clinton - Hell's Kitchen	Multi-Family	39
4	211-215 East 83rd Street	\$11,750,000	Yorkville	Development	0
5	318 West 81st Street	\$9,999,999	Upper West Side	Multi-Family	5
6	164 East 61st Street	\$5,000,000	Lenox Hill	Mixed Use	7
7	418 East 81st Street	\$4,350,000	Yorkville	Multi-Family	22
8	246 West 73rd Street	\$4,305,000	Upper West Side	Multi-Family	12
9	313 West 92nd Street	\$2,500,000	Upper West Side	Multi-Family	8



4 EAST 77TH ST



944 5TH AVE



359 WEST 48TH ST



211-215 EAST 83RD ST

MIDTOWN, UES, UWS

JULY 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 JUNE 2024

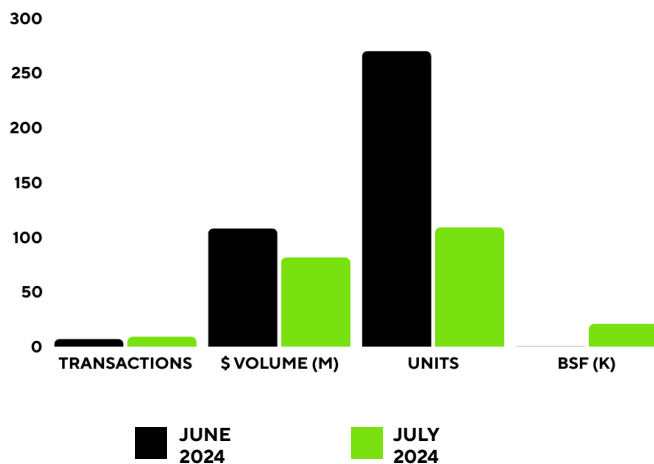
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	7	\$108,066,000	270	0
JULY 2024	9	\$81,394,999	109	20,808
% of CHANGE	↑ +29% MoM	↓ -25% MoM	↓ -60% MoM	↑ +100% MoM

YEAR OVER YEAR

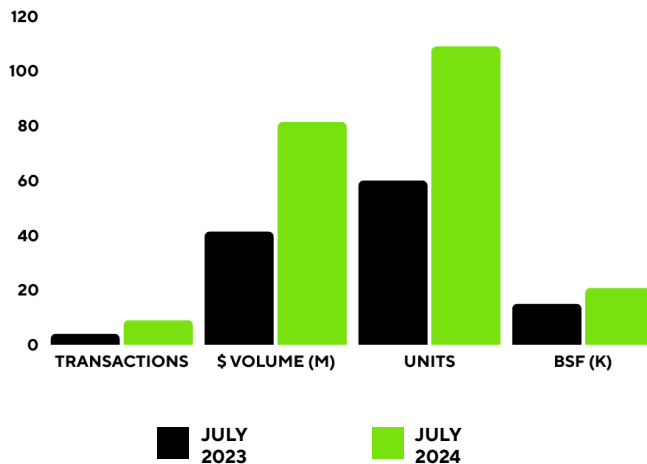
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	4	\$41,390,741	60	15,000
JULY 2024	9	\$81,394,999	109	20,808
% of CHANGE	↑ +125% YoY	↑ +97% YoY	↑ +82% YoY	↑ +39% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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MIDTOWN, UPPER EAST SIDE,
UPPER WEST SIDE
JULY 2024 REPORT

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