



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

**AUGUST 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE AUGUST 2024 COMPLETE MARKET METRICS

**14**

TRANSACTIONS SOLD

**\$151.65M**

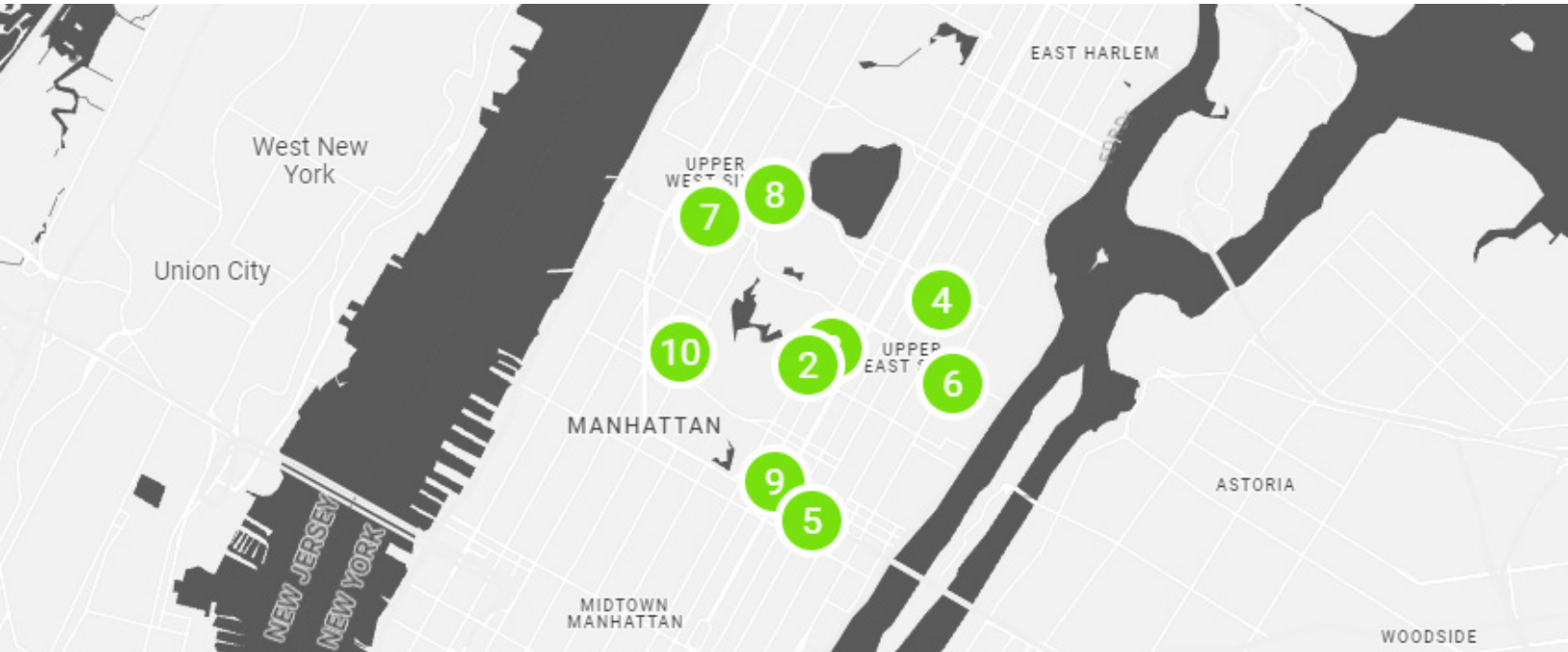
\$ VOLUME SOLD

**337**

UNITS SOLD

**77,810**

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	842 6th Avenue	\$30,000,000	NoMad	Development	1
2	920 5th Avenue	\$17,000,000	Lenox Hill	Multi-Family	15
3	958 Madison Avenue	\$15,550,000	Lenox Hill	Mixed Use	39
4	220-222 East 85th Street	\$15,300,000	Yorkville	Multi-Family	0
5	205 East 59th Street	\$11,700,000	Lenox Hill	Mixed Use	5
6	405 East 78th Street	\$10,100,000	Lenox Hill	Multi-Family	7
7	132 West 81st Street	\$9,550,000	Upper West Side	Multi-Family	22
8	257 Central Park West	\$9,100,000	Upper West Side	Mixed Use	12
9	40 East 61st Street	\$9,100,000	Lenox Hill	Mixed Use	8
10	18-20 West 68th Street	\$7,400,000	Lincoln Square	Multi-Family	

SELECT SALES ACTIVITY ABOVE



842 6TH AVE



920 5TH AVE



958 MADISON AVE



220-222 EAST 85TH ST

# MIDTOWN, UES, UWS

## AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **AUGUST 1, 2024 - AUGUST 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 JULY 2024

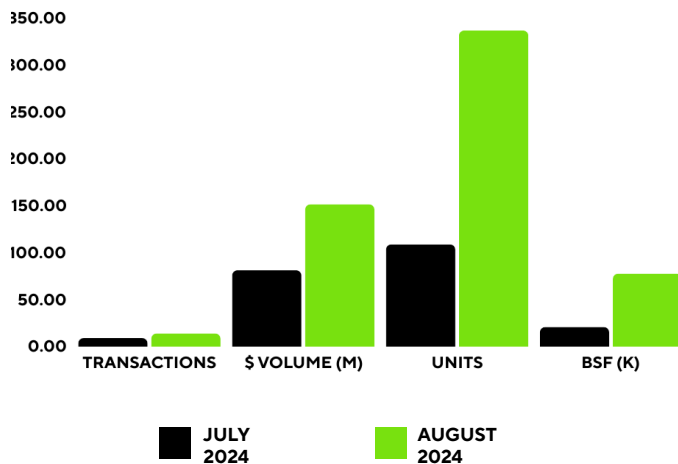
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2024</b>	9	\$81,394,999	109	20,808
<b>AUGUST 2024</b>	14	\$151,651,000	337	77,810
<b>% of CHANGE</b>	↑ +56% MoM	↓ -86% MoM	↑ +209% MoM	↑ +274% MoM

### YEAR OVER YEAR

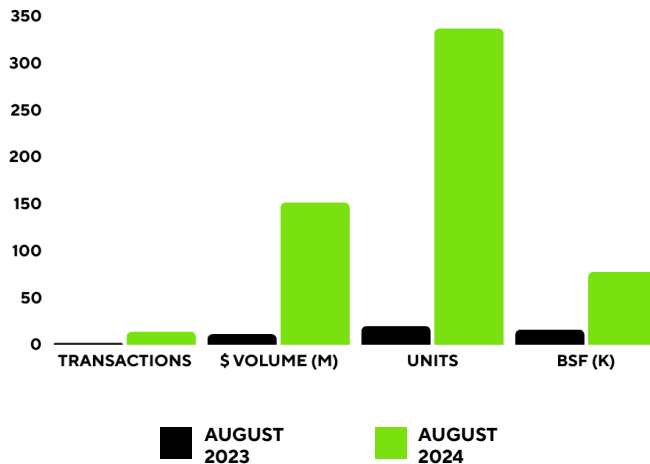
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>AUGUST 2023</b>	2	\$11,350,000	20	16,168
<b>AUGUST 2024</b>	14	\$151,651,000	337	77,810
<b>% of CHANGE</b>	↑ +600% YoY	↑ +1236% YoY	↑ +1585% YoY	↑ +381% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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# IPRG

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