



UPPER MANHATTAN MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN AUGUST 2024 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$55.06M

\$ VOLUME SOLD

165

UNITS SOLD

45,046

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	111 & 148 West 141st Street	\$26,300,000	Harlem	Multi-Family	89
2	715 Riverside Drive	\$8,650,000	Harlem	Multi-Family	47
3	442-444 East 119th Street	\$5,000,000	Harlem - East	Development	
4	2001 5th Avenue	\$4,700,000	Harlem - East	Multi-Family	2
5	13 West 127th Street	\$3,500,000	Harlem	Multi-Family	2
6	346 West 121st Street	\$3,275,000	Harlem	Multi-Family	2
7	512 West 180th Street	\$1,979,494	Washington Heights	Multi-Family	20
8	223 West 139th Street	\$1,660,000	Harlem	Multi-Family	3



111 & 148 WEST 141ST ST



715 RIVERSIDE DRI



442-444 EAST 119TH ST



2001 5TH AVE

UPPER MANHATTAN

AUGUST 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **AUGUST 1, 2024 - AUGUST 31, 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

MONTH OVER MONTH

COMPARED TO JULY 2024

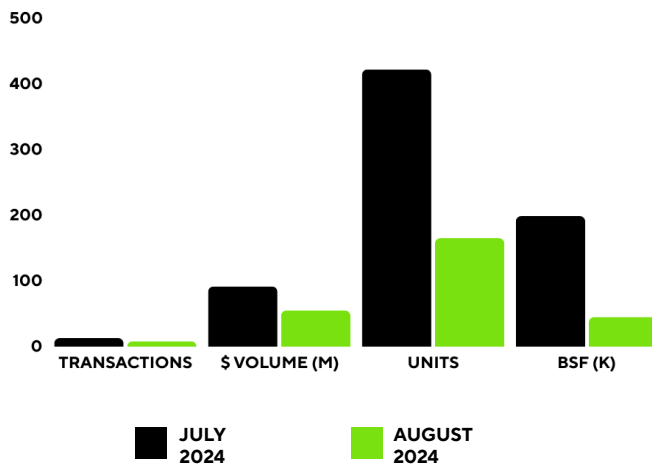
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2024	13	\$91,562,849	422	198,674
AUGUST 2024	8	\$55,064,494	165	45,046
% of CHANGE	↓ -38% MoM	↓ -40% MoM	↓ -61% MoM	↓ -77% MoM

YEAR OVER YEAR

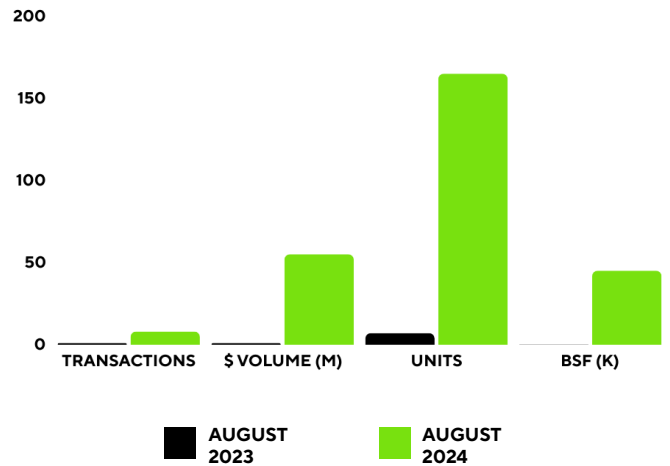
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	1	\$1,104,801	7	0
AUGUST 2024	8	\$55,064,494	165	45,046
% of CHANGE	↑ +700% YoY	↑ +4884% YoY	↑ +2257% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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UPPER MANHATTAN AUGUST 2024 REPORT

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