



# UPPER MANHATTAN MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

## UPPER MANHATTAN Q3 MULTIFAMILY METRICS

### 19

TRANSACTIONS SOLD

### \$120.85M

\$ VOLUME SOLD

### 598

UNITS SOLD



725 WEST 184TH ST



66 SAINT NICHOLAS PL



110 BENNETT AVE



75 SAINT NICHOLAS PL

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	725 West 184th St	\$14,000,000	Washington Heights	78
2	66 Saint Nicholas Place	\$11,600,000	Harlem	85
3	110 Bennett Avenue	\$10,400,000	Washington Heights	53
4	75 Saint Nicholas Place	\$10,100,000	Harlem	61
5	76 Saint Nicholas Place	\$4,400,000	Harlem	31
6	853 Saint Nicholas Avenue	\$4,300,000	Harlem	24
7	248 Wadsworth Avenue	\$3,937,849	Washington Heights	26
8	610 West 204th Street	\$3,800,000	Inwood	48
9	524 West 149th Street	\$1,850,000	Harlem	5
10	132 West 119th Street	\$1,500,000	Harlem	11
11	111 & 148 West 141st Street	\$26,300,000	Harlem	89
12	715 Riverside Drive	\$8,650,000	Harlem	47
13	2001 5th Avenue	\$4,700,000	Harlem - East	2
14	13 West 127th Street	\$3,500,000	Harlem	2
15	346 West 121st Street	\$3,275,000	Harlem	2
16	512 West 180th Street	\$1,979,494	Washington Heights	20
17	223 West 139th Street	\$1,660,000	Harlem	3
18	78 West 120th Street	\$2,725,000	Harlem	7
19	112 East 123rd Street	\$2,175,000	Harlem - East	4

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

## Q3 MIXED-USE METRICS

1

TRANSACTIONS SOLD

\$1.51M

\$ VOLUME SOLD

3

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	333 Lenox Avenue	\$1,510,000	Harlem	3

Mixed-Use 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 Q3 DEVELOPMENT SITE METRICS

### 5

TRANSACTIONS SOLD

### \$31.92M

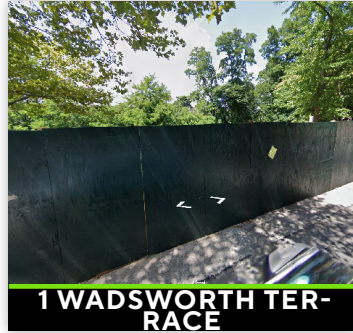
\$ VOLUME SOLD

### 253,696

BUILDABLE SF SOLD



3816 9TH AVE



1 WADSWORTH TER-  
RACE



217 WEST 123RD ST



442-444 EAST 119TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	3816 9th Avenue	\$ 15,800,000	Inwood	143,854
2	1 Wadsworth Terrace	\$ 8,000,000	Washington Heights	44,720
3	217 West 123rd Street	\$ 1,875,000	Harlem	10,100
4	442-444 East 119th Street	\$ 5,000,000	Harlem - East	45,046
5	264 West 135th Street	\$ 1,250,000	Harlem	9976

\*Development Site / Buildable Square Footage

Development Site 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



## Q3 2024 COMPLETE MARKET METRICS

**25**

TRANSACTIONS SOLD  
+108% YoY

**\$154.28M**

\$ VOLUME SOLD  
+130% YoY

**601**

UNITS SOLD  
+12% YoY

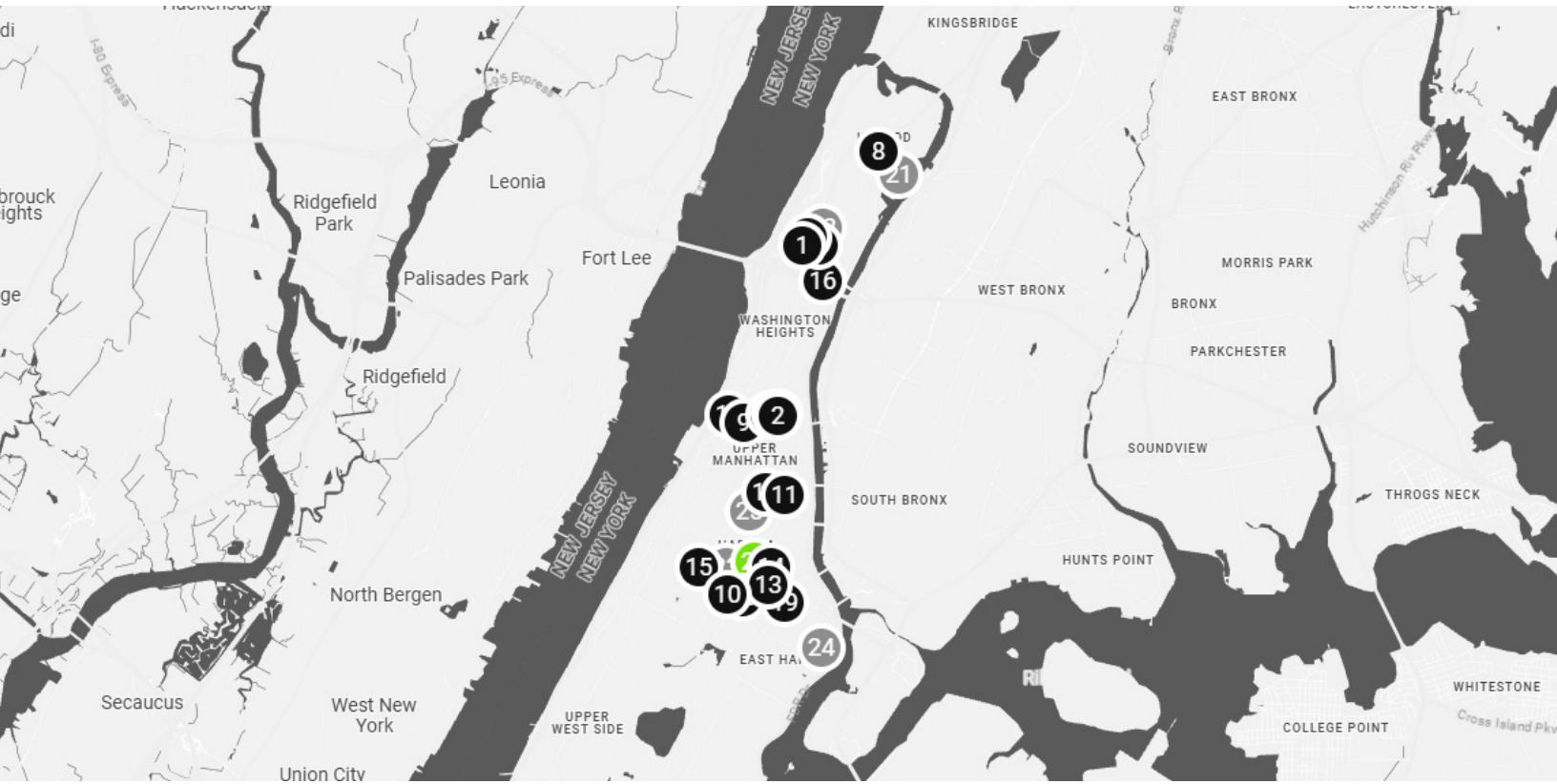
**253,696**

BUILDABLE SF SOLD  
+100% YoY

## PRICE ANALYSIS BY TERRITORY

### UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$424 +16% YoY	\$458 +58% YoY	\$126 +100% YoY
\$/UNIT	\$216,494 +5% YoY	\$0 -100% YoY	



### MULTIFAMILY

- 1 725 West 184th St
- 2 66 Saint Nicholas Place
- 3 110 Bennett Avenue
- 4 75 Saint Nicholas Place
- 5 76 Saint Nicholas Place
- 6 853 Saint Nicholas Avenue
- 7 248 Wadsworth Avenue
- 8 610 West 204th Street
- 9 524 West 149th Street
- 10 132 West 119th Street
- 11 111 & 148 West 141st Street
- 12 715 Riverside Drive
- 13 2001 5th Avenue
- 14 13 West 127th Street

### MIXED USE

- 15 333 Lenox Avenue

### DEVELOPMENT SITES

- 18 3816 9th Avenue
- 19 1 Wadsworth Terrace
- 20 217 West 123rd Street
- 21 442-444 East 119th Street



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

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**1**  
**POWERFUL TEAM**

**1K+**  
**PROPERTIES SOLD**

**\$4B+**  
**TOTAL SALES**