

MANHATTAN MARKET REPORT

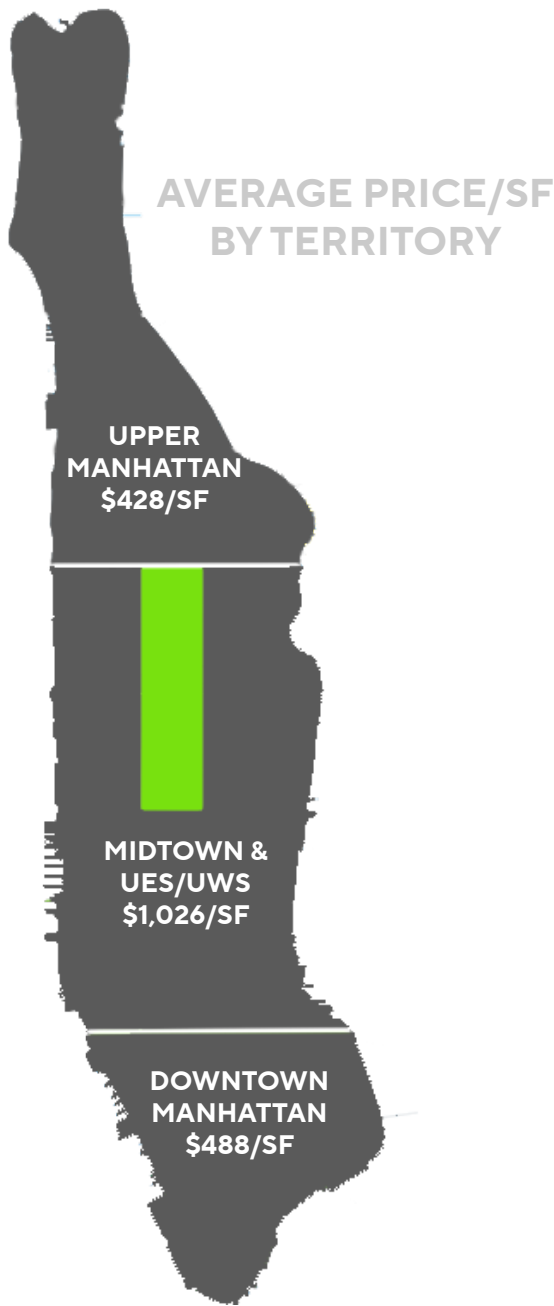
JULY 2021



INVESTMENT PROPERTY REALTY GROUP

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JULY 2021



22

CLOSED TRANSACTIONS

The total number of closed transactions in July 2021 increased by **17%** compared to July 2020.

\$162M

CLOSED DOLLAR VOLUME

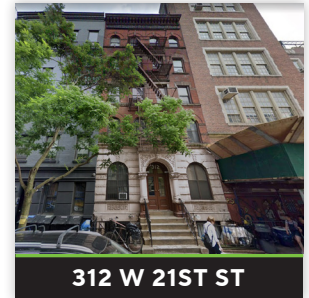
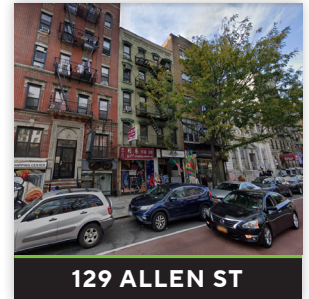
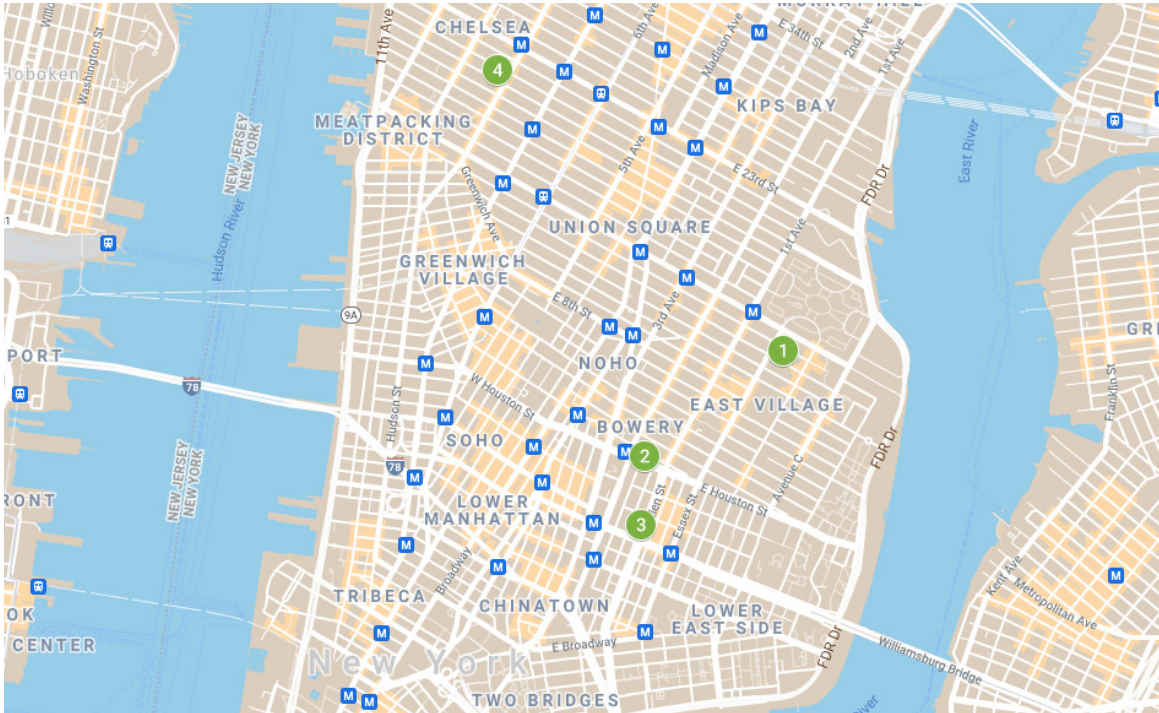
The total dollar volume in July 2021 increased by **25%** compared to July 2020.



1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 510 East 13th Street	\$5,400,000	29	Mixed Use
2 43 East 1st Street	\$4,660,000	21	Mixed Use
3 129 Allen Street	\$4,070,000	20	Mixed Use
4 312 West 21st Street	\$3,400,000	10	Multi-Family

DOWNTOWN MANHATTAN JULY COMPLETE MARKET METRICS

4

TRANSACTIONS

SOLD

\$17.5M

\$ VOLUME

SOLD

80

UNITS

SOLD

0

BSF

SOLD

Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2021 - July 31, 2021**

Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10010, 10011, 10012, 10013, 10014, 10038, 10280, 10282

Neighborhoods: Battery Park City, Chinatown, Civic Center, East Village, Financial District, Flatiron District, Gramercy Park, Greenwich Village, Hudson Square, Lower East Side, Little Italy, Meatpacking, NoHo, NoLiTa, SoHo, South Chelsea, TriBeCa, Two Bridges, West Village

MONTH OVER MONTH

COMPARED TO JUNE 2021

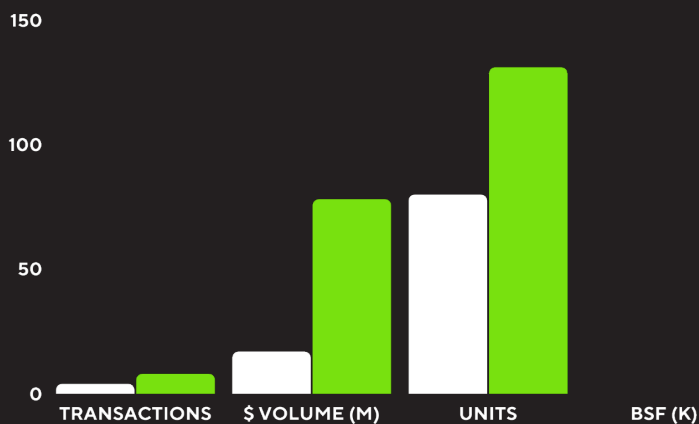
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	4	\$17,530,000	80	-
JUNE 2021	8	\$77,700,000	131	-
% of CHANGE	↓ -50% MoM	↓ -77% MoM	↓ -39% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	4	\$17,530,000	80	-
JULY 2020	5	\$38,650,000	28	32,387
% of CHANGE	↓ -20% YoY	↓ -55% YoY	↑ +186% YoY	N/A

MONTH OVER MONTH

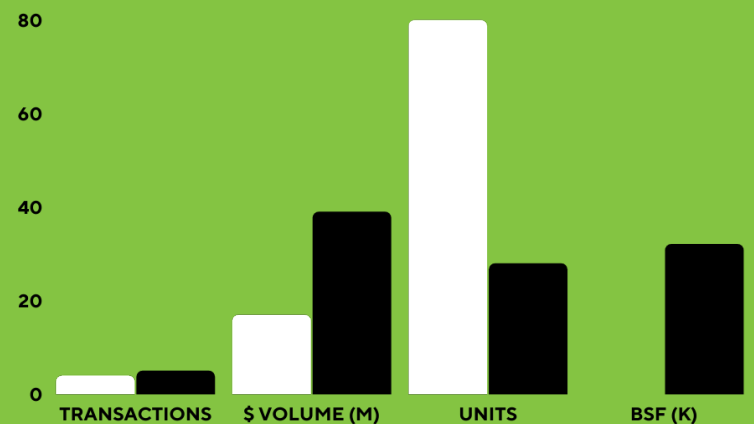


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

Contact the Downtown Manhattan Team For More Information

ADAM LOBEL
718.360.8815

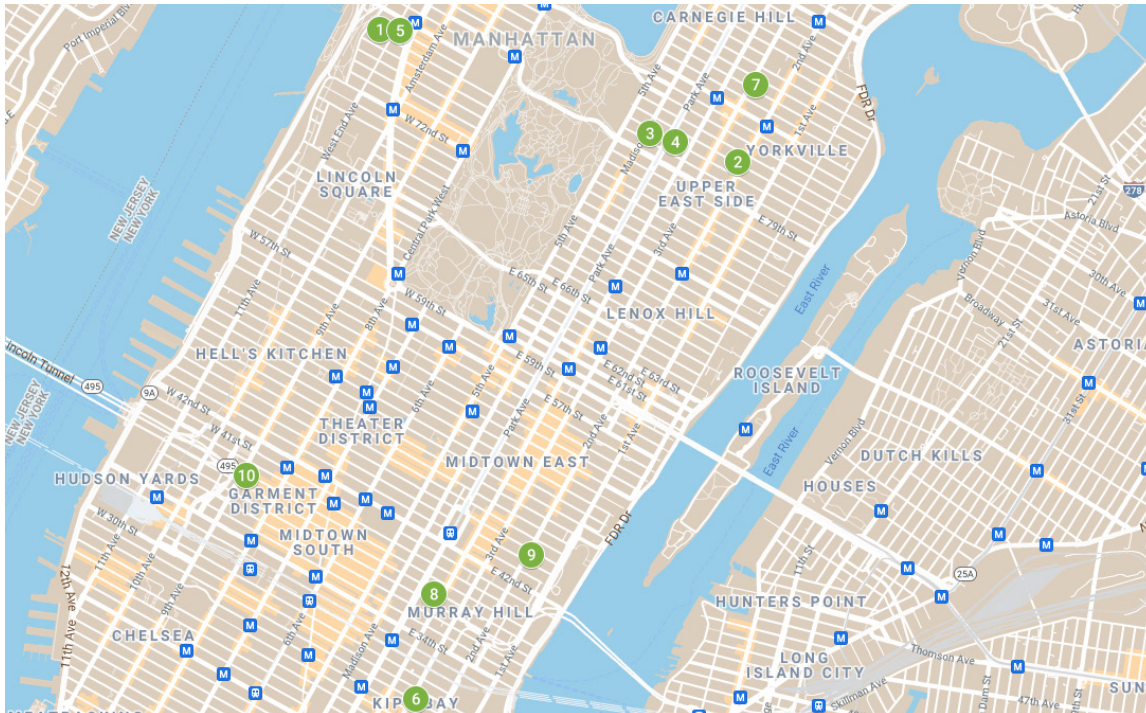
ZACHARY ZISKIN
718.360.0969

JUSTIN ZEITCHIK
718.360.8827

ELI ZEMPSKY
718.360.8553

EDWARD NELSON
718.360.8836

JULY 2021 MIDTOWN, UPPER EAST & UPPER WEST SIDE MARKET OVERVIEW



	ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1	325 West 77th Street	\$15,400,000	47	Multi-Family
2	249 East 82nd Street	\$12,909,375	5	Mixed Use
3	1065 Madison Avenue	\$10,200,000	5	Mixed Use
4	50 East 81st Street	\$7,700,000	8	Multi-Family
5	306 West 78th Street	\$5,600,000	8	Multi-Family
6	415 3rd Avenue	\$4,400,000	7	Multi-Family
7	1577 3rd Avenue	\$3,050,000	9	Mixed Use
8	120 East 38th Street	\$2,900,000	3	Mixed Use
9	838 2nd Avenue	\$2,788,425	4	Mixed Use
10	520 9th Avenue	\$2,500,000	4	Mixed Use

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

10

TRANSACTIONS
SOLD

\$67.4M

\$ VOLUME
SOLD

100

UNITS
SOLD

0

BSF
SOLD

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 2021

Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 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 West Side, Yorkville

MONTH OVER MONTH

COMPARED TO JUNE 2021

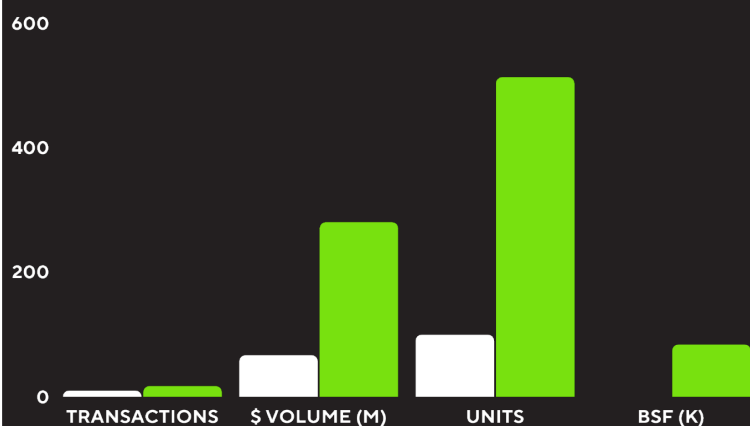
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	10	\$67,447,800	100	-
JUNE 2021	17	\$280,748,364	513	82,950
% of CHANGE	↓ -41% MoM	↓ -76% MoM	↓ -81% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

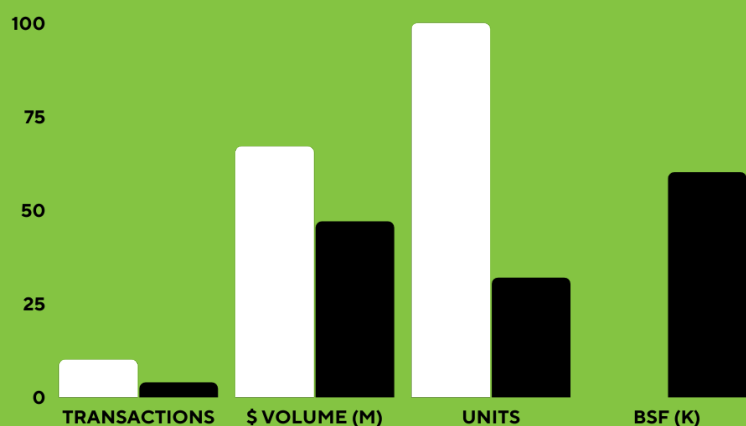
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	10	\$67,447,800	100	-
JULY 2020	4	\$47,007,500	32	59,869
% of CHANGE	↑ +150% YoY	↑ +43% YoY	↑ +213% YoY	N/A

MONTH OVER MONTH



JULY 2021
 JUNE 2021

YEAR OVER YEAR



JULY 2021
 JULY 2020

Contact the Midtown/UWS/UES Team For More Information

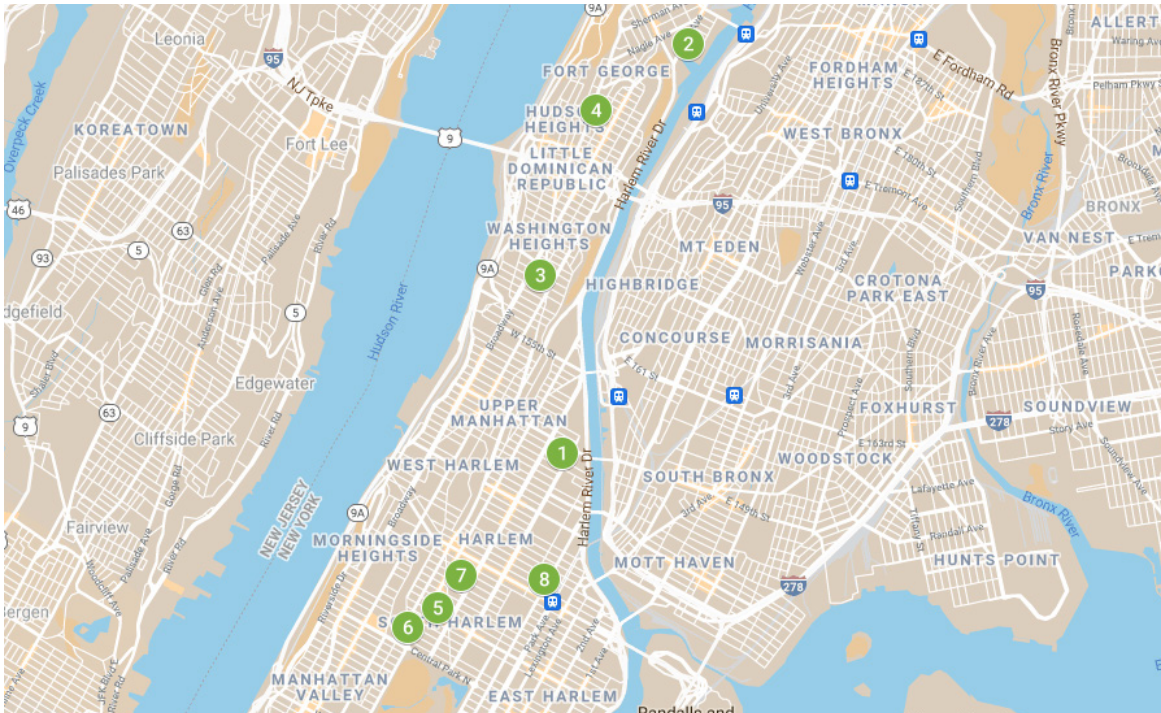
ADAM LOBEL
718.360.8815

ZACHARY ZISKIN
718.360.0969

JUSTIN ZEITCHIK
718.360.8827

KYLE KATZ
718.360.8804

LUCAS VITOLLO
718.360.8962



104-110 W 144TH ST



548 W 164TH ST



4380 BROADWAY



272 W 117TH ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 104, 106, 108, 110 West 144th Street	\$25,354,014	60	Multi-Family
2 3761-3769 10th Avenue	\$23,600,000	*179,920 BSF	Development
3 548 West 164th Street	\$9,250,000	55	Multi-Family
4 4380 Broadway	\$6,800,000	41	Mixed Use
5 272 West 117th Street	\$3,807,600	20	Multi-Family
6 296 Manhattan Avenue	\$3,490,000	7	Multi-Family
7 247 West 122nd Street	\$2,950,000	4	Multi-Family
8 23 East 127th Street	\$1,425,000	11	Multi-Family

*Development Site / Buildable Square Footage (BSF)

UPPER MANHATTAN JULY COMPLETE MARKET METRICS

8

TRANSACTIONS
SOLD

\$76.7M

\$ VOLUME
SOLD

198

UNITS
SOLD

179,920

BSF
SOLD

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 2021

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 JUNE 2021

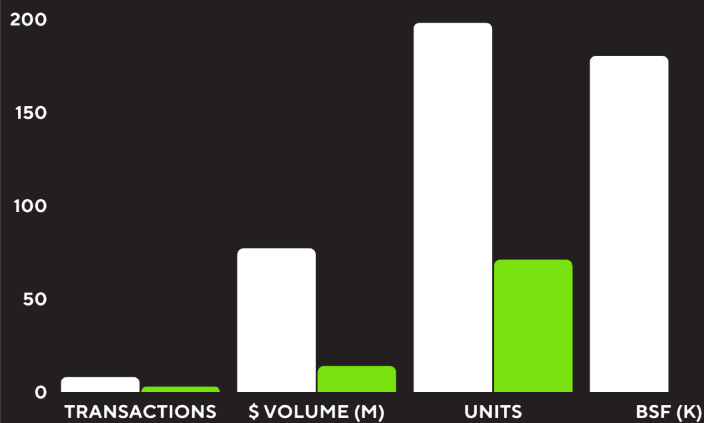
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$76,676,614	198	179,920
JUNE 2021	3	\$14,500,000	71	-
% of CHANGE	↑+167% MoM	↑+429% MoM	↑+179% MoM	N/A

YEAR OVER YEAR

COMPARED TO JULY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$76,676,614	198	179,920
JULY 2020	8	\$43,650,000	139	15,937
% of CHANGE	0% YoY	↑+76% YoY	↑+42% YoY	↑+1029% YoY

MONTH OVER MONTH

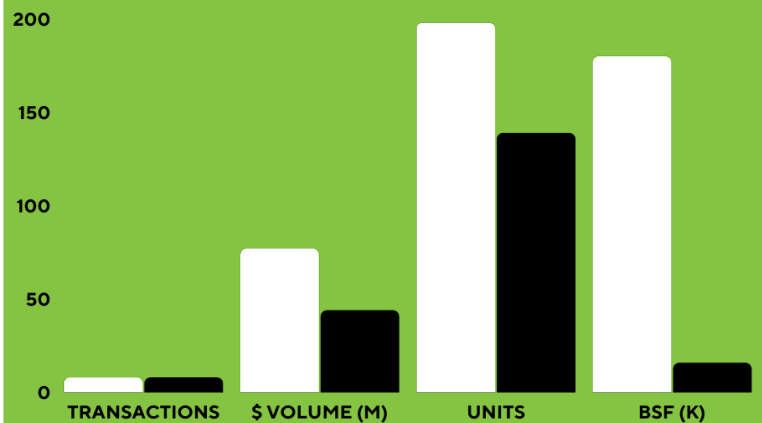


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

Contact the Upper Manhattan Team For More Information

DEREK BESTREICH
718.360.8802

STEVE REYNOLDS
718.360.8807

LUKE SPROVIERO
718.360.8803

BRIAN DAVILA
718.360.8849

OUR PEOPLE

IPRG TEAM



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



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ASSOCIATE



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ASSOCIATE



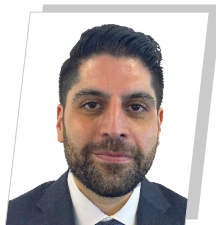
**STAVROS COU-
VARAS**



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
ASSOCIATE



SEAN MASHIHI
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



LUCAS VITOLLO
ASSOCIATE



BRIAN UNDERKOFLER
SALES MANAGER



MINA PARDASANI
DIRECTOR OF OPERATIONS



SERGE SARKISIAN
INVESTMENT ANALYST



MADELINE WOODS
TRANSACTION COORDINATOR

CONTACT US AT 718.360.8801

**INVESTMENT PROPERTY
REALTY GROUP**

45 Broadway, 29th Floor
New York, NY 10006

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