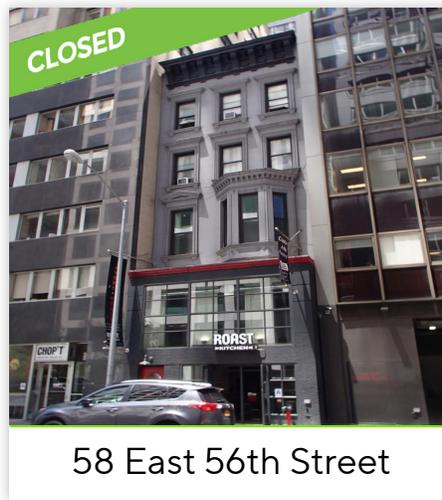


NYC INVESTMENT SALES AND ADVISORY

MIDTOWN MANHATTAN MARKET REPORT

APRIL
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS



	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	300 East 50th Street	\$12,000,000	26	Mixed Use	Turtle Bay
2	58 East 56th Street	\$8,000,000	6	Mixed Use	Midtown
3	239 West 26th Street	\$3,700,000	9	Multifamily	Chelsea

3
TRANSACTIONS
SOLD

\$23.70M
\$ VOLUME
SOLD

41
UNITS
SOLD

0
BSF
SOLD

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - April 30, 2021

* Zip Codes: 10001, 10003, 10010, 10011, 10016, 10017, 10018, 10020, 10022, 10036

* Neighborhoods Include: Chelsea, Clinton, Hell's Kitchen Midtown, Midtown West, Murray Hill, Stuyvesant Park, Theatre District, Turtle Bay

For More Information, Contact:

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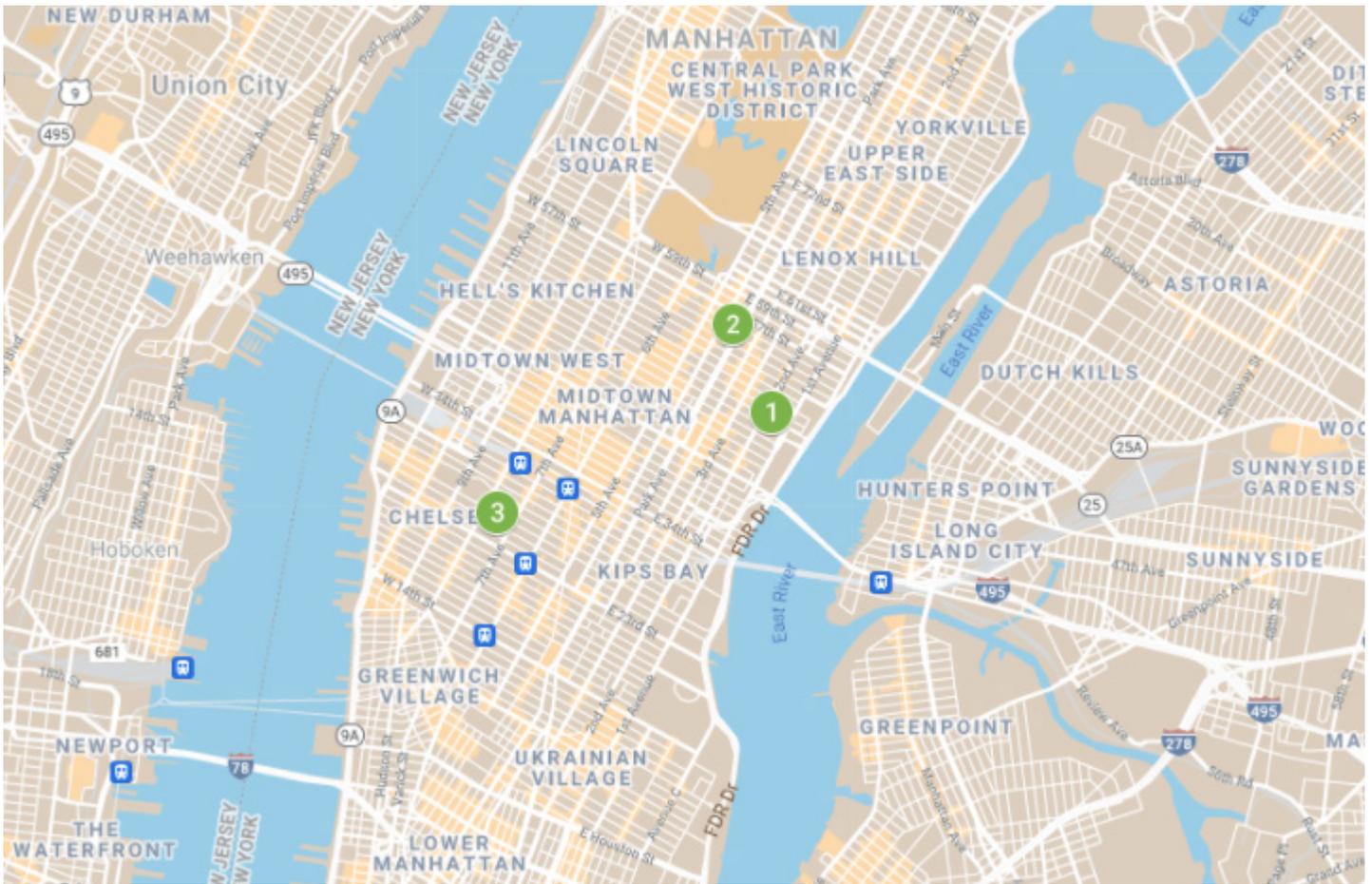
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- 1 300 East 50th Street
- 2 58 East 56th Street
- 3 239 West 26th Street

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MONTH OVER MONTH

COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	3	\$23,700,000	41
MARCH 2021	3	\$45,400,000	63
% of CHANGE	0% MoM	-48% MoM	-35% MoM

YEAR OVER YEAR

COMPARED TO APRIL 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	3	\$23,700,000	41
APRIL 2020	3	\$45,150,000	18
% of CHANGE	0% YoY	-48% YoY	+128% YoY

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IPRG ADVANTAGE



1
POWERFUL
TEAM

650+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES

WHY US?



Track Record

The market specialists.

We have sold hundreds of NYC investment properties for over \$2 billion, with numerous price records across all asset classes.



Our People

All brokers are not created equal.

We are expert brokers that provide strategic guidance to best navigate the sales process and achieve optimal results.



Tech + Data

Information is power.

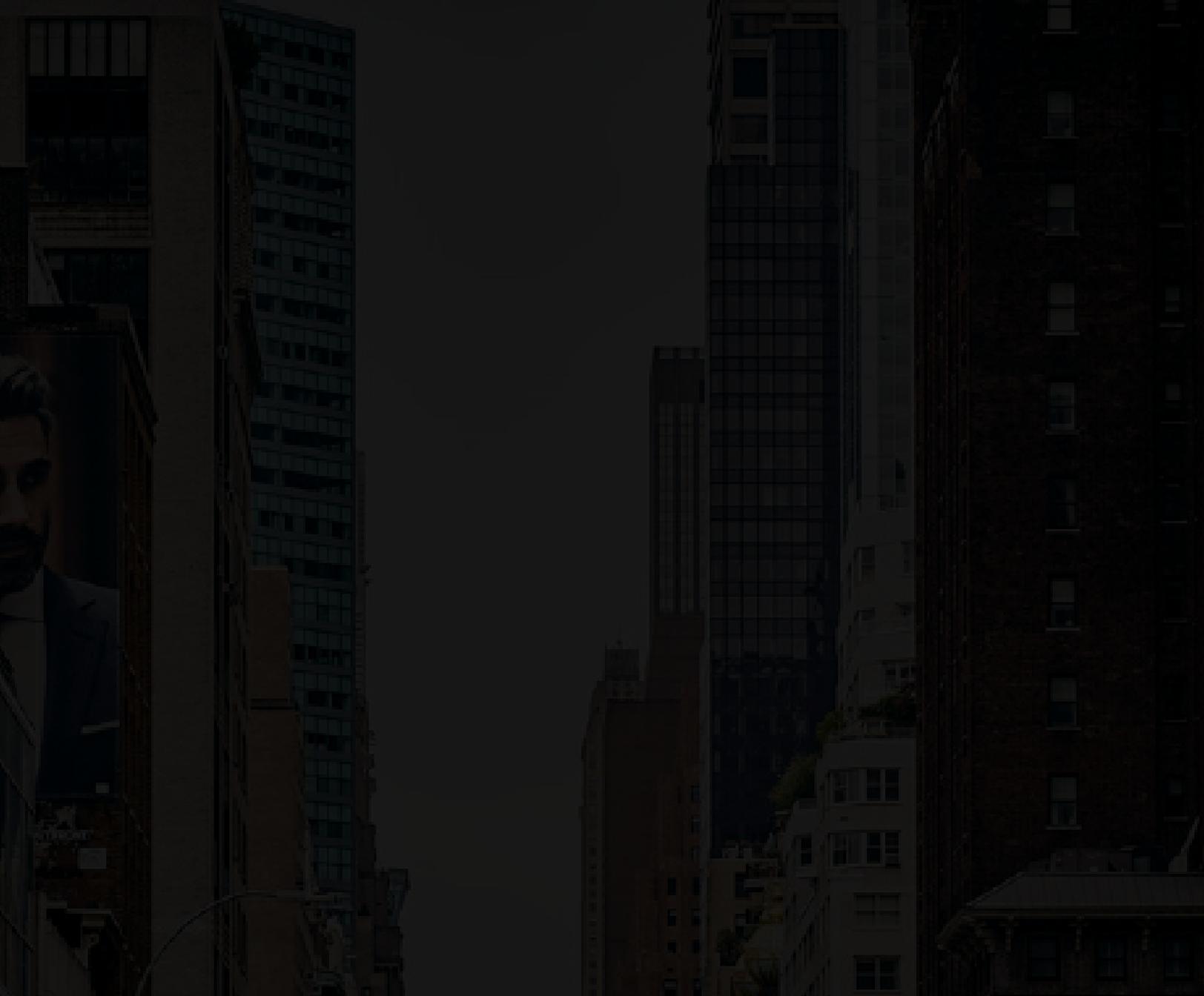
We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



One Team

Strength in numbers.

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



IPRG

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