

MIDTOWN, UPPER EAST & UPPER WEST SIDE MARKET REPORT

AUGUST 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

MIDTOWN, UPPER EAST & UPPER WEST SIDE

6

TRANSACTIONS SOLD

85

UNITS SOLD

\$45.31M

\$ VOLUME SOLD

29,779

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPES
1	429-437 2nd Avenue	\$14,800,000	*29,779 BSF	Development
2	320-329 West 55th Street	\$11,550,000	63	Multi-Family
3	315 West 29th Street	\$6,450,000	10	Multi-Family
4	19 West 26th Street	\$5,400,000	5	Office
5	36 West 85th Street	\$4,560,000	5	Multi-Family
6	243 East 53rd Street	\$2,550,000	2	Mixed Use

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from August 1, 2021 - August 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

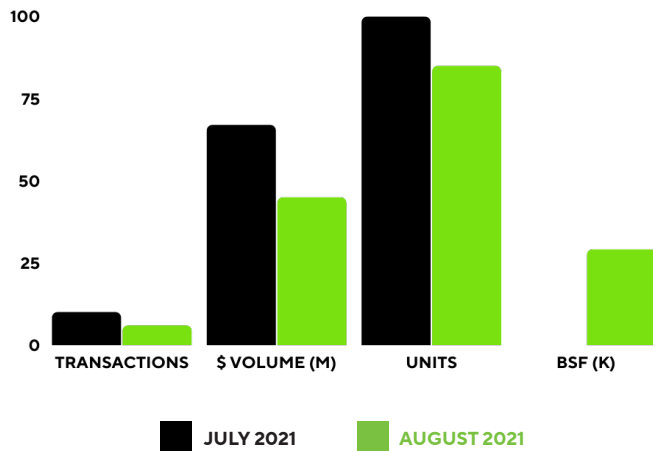
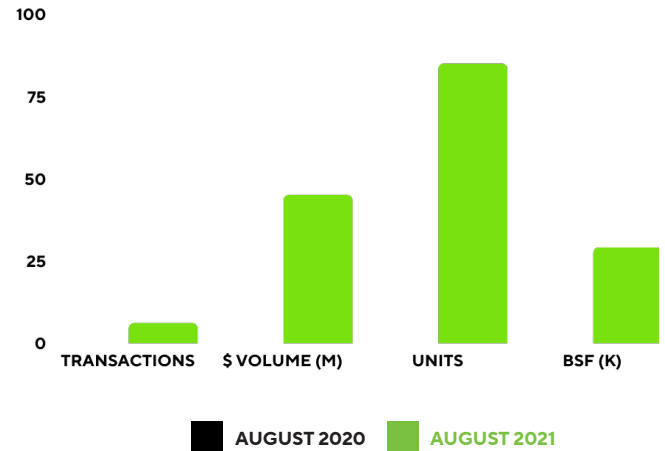
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	6	\$45,310,000	85	29,779
JULY 2021	10	\$67,447,800	100	0
% of CHANGE	↓ -40% MoM	↓ -33% MoM	↓ -15% MoM	N/A

YEAR OVER YEAR

COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	6	\$45,310,000	85	29,779
AUGUST 2020	0	0	0	0
% of CHANGE	N/A	N/A	N/A	N/A

MONTH OVER MONTH**YEAR OVER YEAR**

Contact the Midtown, Upper East & Upper West Side 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

MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

**ADAM
LOBEL**

718.360.8815
ALobel@IPRG.com

**KYLE
KATZ**

718.360.8804
KKatz@IPRG.com

**ZACHARY
ZISKIN**

718.360.0969
ZZiskin@IPRG.com

**LUCAS
VITOLLO**

718.360.8962
LVitollo@IPRG.com

**JUSTIN
ZEITCHIK**

718.360.0969
JZeitchik@IPRG.com





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