

MIDTOWN MANHATTAN MARKET REPORT

Q1 2021



IPRG



335-337 E 21ST ST



320 W 22ND ST



130 E 37TH ST

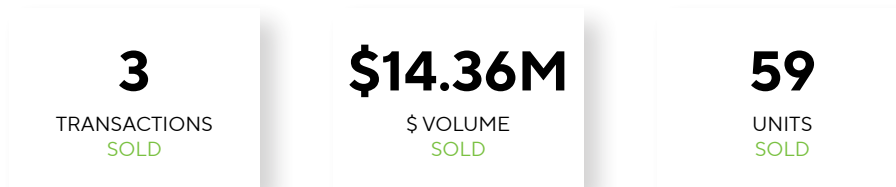
	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	335-337 East 21st Street	\$6,300,000	32	Gramercy Park
2	320 West 22nd Street	\$4,700,000	15	Chelsea
3	130 East 37th Street	\$3,360,250	12	Murray Hill

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

COMPLETE MUTLIFAMILY MARKET METRICS



For More Information, Contact:

ADAM LOBEL	ZACHARY ZISKIN	JUSTIN ZEITCHIK	KYLE KATZ	LUCAS VITOLLO
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753 9TH AVE



359-361 W 52ND ST



355 W 41ST ST



218 E 52ND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	753 9th Avenue	\$6,372,575	13	Hell's Kitchen
2	359-361 West 52nd Street	\$4,750,000	8	Hell's Kitchen
3	355 West 41st Street	\$2,900,000	17	Hell's Kitchen
4	218 East 52nd Street	\$2,600,000	5	Turtle Bay

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COMPLETE MIXED-USE MARKET METRICS

4

TRANSACTIONS
SOLD

\$16.62M

\$ VOLUME
SOLD

43

UNITS
SOLD

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155-165 W 29TH ST

ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1 155-165 West 29th Street	\$36,500,000	129,200	Chelsea

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

COMPLETE DEVELOPMENT SITE MARKET METRICS



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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Midtown Manhattan



8

OF TRANSACTIONS

↓ -62% YoY



\$67.48M

DOLLAR VOLUME

↓ -80% YoY



102

OF UNITS

↓ -69% YoY

MIDTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$603 -36% YoY	\$547 -45% YoY	\$283/BSF -27% YoY
\$/UNIT	\$263,409 -25% YoY	\$443,635 -71% YoY	-

For More Information, Contact:

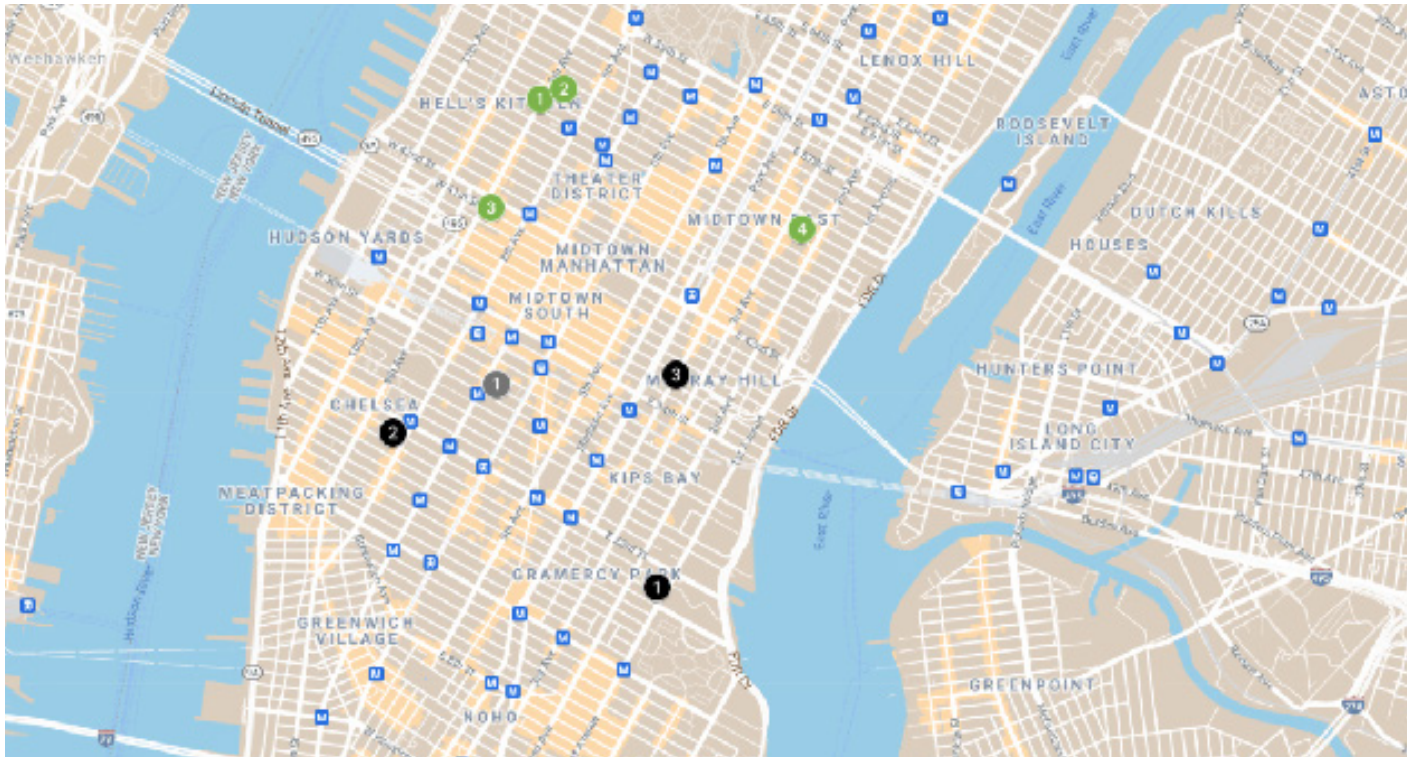
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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- ❶ 335-337 East 21st Street
- ❷ 320 West 22nd Street
- ❸ 130 East 37th Street

- ❶ 753 9th Avenue
- ❷ 359-361 West 52nd Street
- ❸ 355 West 41st Street
- ❹ 218 East 52nd Street

- ❶ 155-165 West 29th Street

MIDTOWN MANHATTAN TEAM



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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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