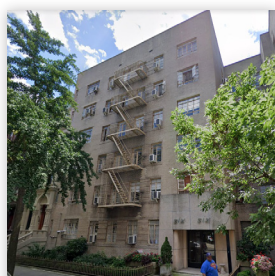


**MIDTOWN, UPPER EAST SIDE  
& UPPER WEST SIDE**

**MARKET REPORT**

**Q2 2021**

**IPRG**



66 W 88TH ST



42 W 70TH ST



110 W 76TH ST



239 W 26TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	409 East 84th Street	\$21,700,000	48	Yorkville
2	66 West 88th Street	\$17,000,000	48	Upper West Side
3	151 East 90th Street	\$15,000,000	48	Carnegie Hill
4	42 West 70th Street	\$8,000,000	6	Lincoln Square
5	63 West 70th Street	\$5,700,000	5	Lincoln Square
6	110 West 76th Street	\$5,600,000	10	Upper West Side
7	43 West 74th Street	\$5,600,000	10	Upper West Side
8	130 West 81st Street	\$5,075,000	4	Upper West Side
9	211 West 108th Street	\$5,050,000	21	Manhattan Valley
10	427 East 80th Street	\$5,000,000	20	Yorkville
11	446 West 55th Street	\$4,550,000	20	Hell's Kitchen
12	151 East 30th Street	\$4,400,000	11	Kips Bay
13	458 West 50th Street	\$3,850,000	6	Hell's Kitchen
14	239 West 26th Street	\$3,700,000	9	North Chelsea
15	119 West 92nd Street	\$3,550,000	7	Upper West Side

## SELECT SALES ACTIVITY ABOVE

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

\* Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

\* Neighborhoods Include: 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

## COMPLETE MULTIFAMILY MARKET METRICS

18

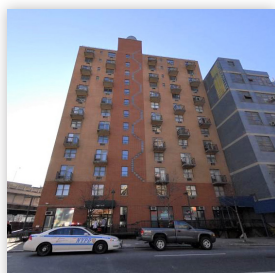
TRANSACTIONS  
SOLD

\$121.05M

\$ VOLUME  
SOLD

294

UNITS  
SOLD



440 W 41ST ST



300 EAST 50TH ST



58 E 56TH ST



977 2ND AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	65 West 55th Street	\$45,000,000	104	Central Midtown
2	440 West 41st Street	\$40,300,000	109	Hell's Kitchen
3	210 East 58th Street	\$38,000,000	110	Central Midtown
4	45 West 55th Street	\$12,250,000	14	Central Midtown
5	300 East 50th Street	\$12,000,000	26	Turtle Bay
6	128 East 86th Street	\$8,000,000	14	Carnegie Hill
7	58 East 56th Street	\$8,000,000	6	Central Midtown
8	809 9th Avenue	\$5,924,423	11	Hell's Kitchen
9	1154-1156 2nd Avenue	\$5,000,000	11	Lenox Hill
7	977 2nd Avenue	\$3,900,000	4	Turtle Bay
8	258 East 33rd Street	\$3,500,000	3	Kips Bay
9	256 West 88th Street	\$3,275,000	6	Upper West Side

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

\* Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

\* Neighborhoods Include: 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

## COMPLETE MIXED-USE MARKET METRICS

**12**

TRANSACTIONS  
SOLD

**\$185.15M**

\$ VOLUME  
SOLD

**418**

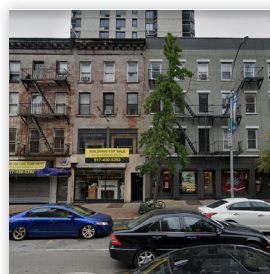
UNITS  
SOLD



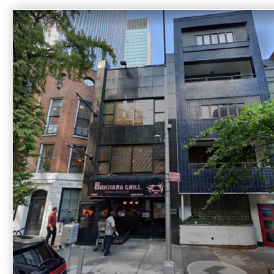
155 E 55TH ST



35 EAST 62ND ST



1152 2ND AVE



217 E 49TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	155 East 55th Street	\$47,000,000	102	Central Midtown
2	35 East 62nd Street	\$25,000,000	1	Lenox Hill
3	39 East 62nd Street	\$10,000,000	1	Lenox Hill
4	1152 2nd Avenue	\$6,000,000	4	Lenox Hill
5	217 East 49th Street	\$3,250,000	2	Turtle Bay
6	331 West 51st Street	\$3,010,000	3	Hell's Kitchen

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

\* Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

\* Neighborhoods Include: 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

## COMPLETE OFFICE & RETAIL MARKET METRICS

**6**

TRANSACTIONS  
SOLD

**\$94.26M**

\$ VOLUME  
SOLD

**113**

UNITS  
SOLD



523-529 8TH AVE

ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
① 523-529 8th Avenue	\$47,398,364	82,950 BSF	Garment District

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

\* Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

\* Neighborhoods Include: 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

## COMPLETE DEVELOPMENT SITE MARKET METRICS

1

TRANSACTIONS  
SOLD

\$47.39M

\$ VOLUME  
SOLD

82,950

BSF  
SOLD

## YEAR OVER YEAR

## COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in Midtown Manhattan



20

# OF TRANSACTIONS

↓ -23% YoY



\$86.92M

DOLLAR VOLUME

↓ -80% YoY



88

# OF UNITS

↓ -30% YoY

## MIDTOWN MANHATTAN

## MULTIFAMILY

## MIXED-USE

## DEVELOPMENT

\$/SF

\$501 +4% YoY

\$353 -3% YoY

\$186/BSF -26% YoY

\$/UNIT

\$517,498 +37% YoY

\$373,867 -12% YoY

-

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**MULTIFAMILY**

- ❶ 409 East 84th Street
- ❷ 66 West 88th Street
- ❸ 151 East 90th Street
- ❹ 42 West 70th Street
- ❺ 63 West 70th Street
- ❻ 110 West 76th Street
- ❼ 43 West 74th Street
- ❽ 130 West 81st Street
- ❾ 211 West 108th Street
- ❿ 427 East 80th Street
- ⓫ 446 West 55th Street
- ⓬ 151 East 30th Street
- ⓭ 458 West 50th Street
- ⓮ 239 West 26th Street
- ⓯ 119 West 92nd Street

**MIXED USE**

- ❶ 65 West 55th Street
- ❷ 440 West 41st Street
- ❸ 210 East 58th Street
- ❹ 45 West 55th Street
- ❺ 300 East 50th Street
- ❻ 128 East 86th Street
- ❼ 58 East 56th Street
- ❽ 809 9th Avenue
- ❾ 1154-1156 2nd Avenue
- ❿ 977 2nd Avenue
- ⓫ 258 East 33rd Street
- ⓬ 256 West 88th Street

**OFFICE & RETAIL**

- ❶ 155 East 55th Street
- ❷ 35 East 62nd Street
- ❸ 39 East 62nd Street
- ❹ 1152 2nd Avenue
- ❺ 217 East 49th Street
- ❻ 331 West 51st Street

**DEVELOPMENT SITES**

- ❶ 523-529 8th Avenue

## MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE TEAM



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