

NYC INVESTMENT SALES AND ADVISORY

# UPPER EAST & UPPER WEST SIDE MARKET REPORT

APRIL  
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

# APRIL 2021 SALES ACTIVITY

## UPPER EAST & UPPER WEST SIDE



35 East 62nd Street



39 East 62nd Street



119 West 92nd Street

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	35 East 62nd Street	\$25,000,000	1	Office	Lenox Hill
2	39 East 62nd Street	\$10,000,000	1	Office	Lenox Hill
3	119 West 92nd Street	\$3,550,000	7	Multifamily	Upper West Side

**3**

TRANSACTIONS  
SOLD

**\$38.55M**

\$ VOLUME  
SOLD

**9**

UNITS  
SOLD

**0**

BSF  
SOLD

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

\* Zip Codes: 10019, 10021, 10023, 10024, 10025, 10028, 10065, 10069, 10075, 10128

\* Neighborhoods Include: Lenox Hill, Lincoln Square, Manhattan Valley, Upper East Side, Upper West Side, & Yorkville

For More Information, Contact:

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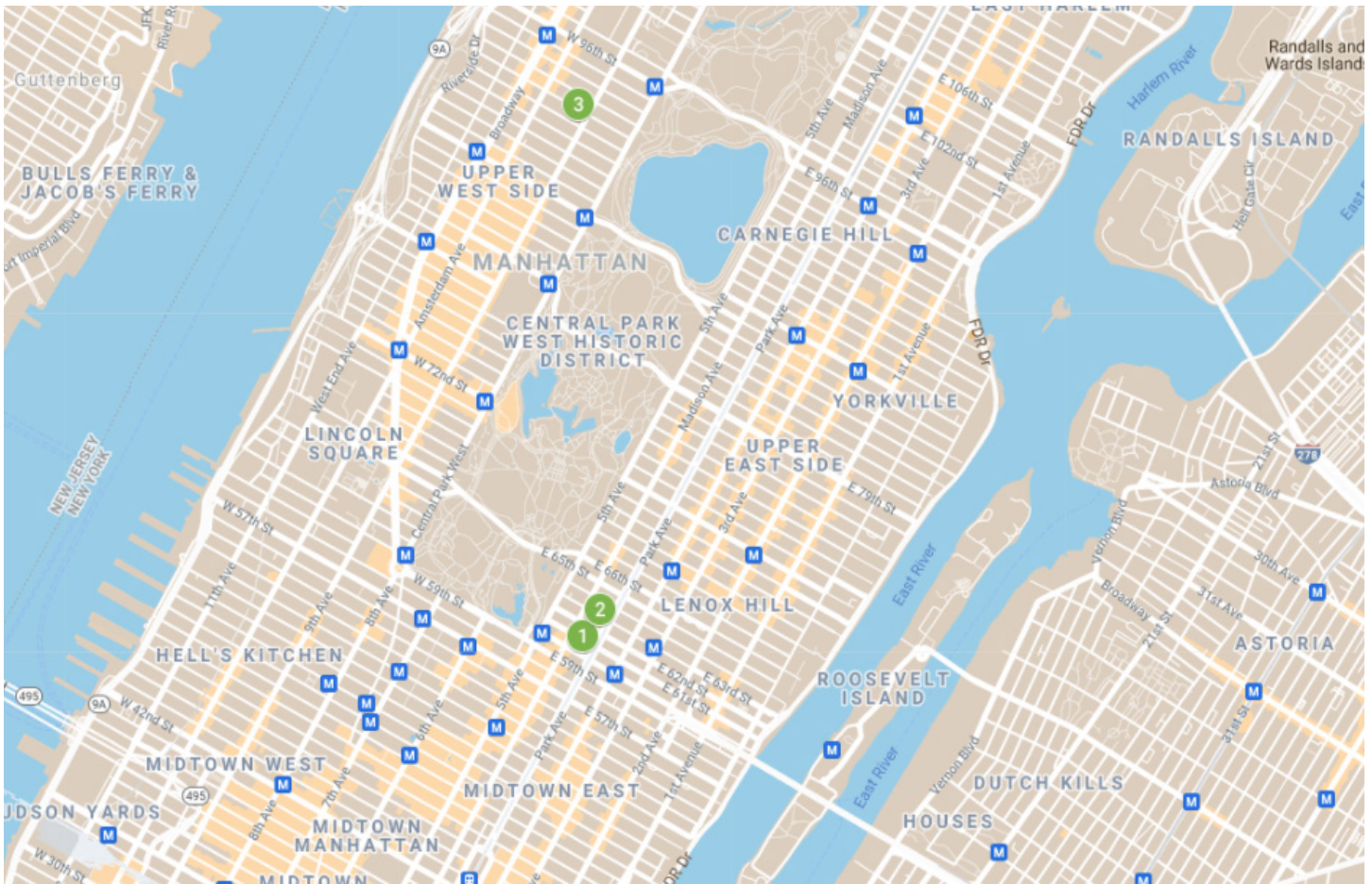
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- 1 35 East 62nd Street
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## MONTH OVER MONTH

COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	3	\$38,550,000	9
MARCH 2021	6	\$73,775,000	72
% of CHANGE	↓ -50% MoM	↓ -48% MoM	↓ -88% MoM

## YEAR OVER YEAR

COMPARED TO APRIL 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	3	\$38,550,000	9
APRIL 2020	4	\$42,000,000	21
% of CHANGE	↓ -25% YoY	↓ -8% YoY	↓ -57% YoY

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# UPPER EAST SIDE & UPPER WEST SIDE TEAM



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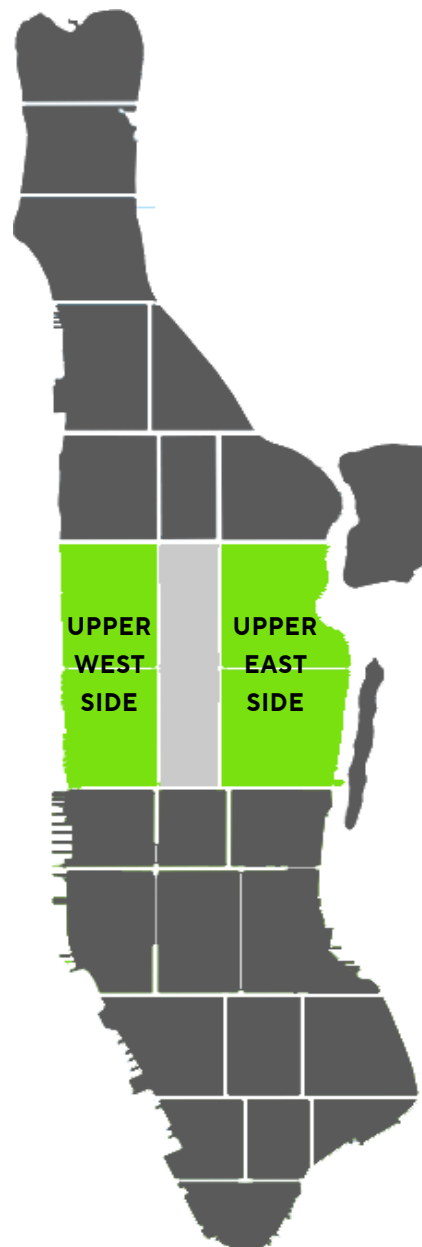
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## IPRG ADVANTAGE

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**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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