UPPER EAST SIDE & UPPER WEST SIDE MARKET REPORT Q 1 2021

IPRG









60	WES	915	I S I

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
0	1303-1309 3rd Avenue	\$32,350,000	22	Lenox Hill
8	169 West 83rd Street	\$5,200,000	5	Upper West Side
3	33 West 82nd Street	\$3,900,000	10	Upper West Side
4	60 West 91st Street	\$3,100,000	9	Upper West Side
6	28 West 85th Street	\$2,600,000	10	Upper West Side

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

COMPLETE MUTLIFAMILY MARKET METRICS

5 **TRANSACTIONS** SOLD

\$47.15M \$VOLUME SOLD

56 UNITS SOLD

For More Information, Contact:

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^{*} 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









ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
0 831-837 Madison Avenue	\$45,000,000	4	Lenox Hill
2 1414 York Avenue	\$18,100,000	21	Lenox Hill
3 57 West 86th Street	\$11,400,000	13	Upper West Side
425 Amsterdam Avenue	\$6,350,000	10	Upper West Side
5 824 Lexington Avenue	\$5,750,000	8	Lenox Hill

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

COMPLETE MIXED-USE MARKET METRICS

TRANSACTIONS SOLD

\$86.60M

56
UNITS
SOLD

For More Information, Contact:

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325 EAST 79TH ST



105 EAST 64TH ST

ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
① 323 East 79th Street	\$13,725,000	27,540	Yorkville
2 105 East 64th Street	\$8,000,000	21,000	Lenox Hill

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

COMPLETE DEVELOPMENT SITE MARKET METRICS

TRANSACTIONS

\$21.73M \$VOLUME 48,540

BSF
SOLD

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^{*} Neighborhoods Include: Lenox Hill, Lincoln Square, Manhattan Valley, Upper East Side, Upper West Side, Yorkville

YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Upper East Side & Upper West Side



UPPER EAST SIDE (Lenox Hill, Upper East Side, Yorkville)

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,039 +60% YoY	\$1,031 +12% YoY	\$439/ BSF -68% YoY
\$/UNIT	\$1,470,455 +178% YoY	\$4,276,885 +294% YoY	-

UPPER WEST SIDE (Lincoln Square, Manhattan Valley, Upper West Side)

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$640 -2% YoY	\$802 -21% YoY	NO DEVELOPMENT ACTIVITY
	*	A 0 / 0	
\$/UNIT	\$508,611 +1% YoY	\$755,962 -5% YoY	-

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MULTIFAMILY

- **1** 1303-1309 3rd Avenue
- 2 169 West 83rd Street
- 3 West 82nd Street
- 4 60 West 91st Street
- **5** 28 West 85th Street

MIXED USE

- 0 831-837 Madison Avenue
- 2 1414 York Avenue
- 57 West 86th Street
- 425 Amsterdam Avenue
- 5 824 Lexington Avenue

DEVELOPMENT SITES

- 323 East 79th Street
- 2 105 East 64th Street

UPPER EAST SIDE & UPPER WEST SIDE TEAM



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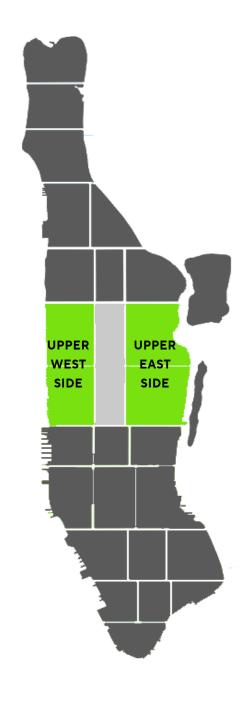
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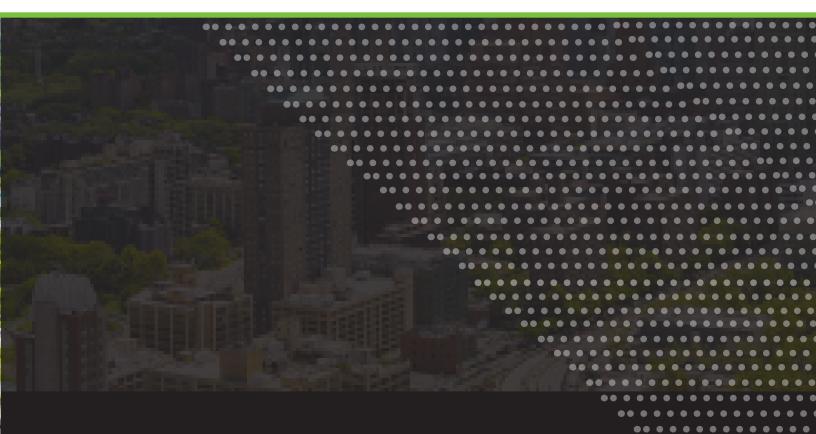
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