



UPPER MANHATTAN MARKET REPORT

Q2 2021

IPRG



106-114 PINEHURST AVE



101 COOPER ST



19 E 109TH ST



9 W 122ND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	106-114 Pinehurst Avenue	\$19,500,000	96	Washington Heights
2	101 Cooper Street	\$15,150,000	82	Inwood
3	19 East 109th Street	\$5,500,000	31	Harlem - East
4	523 West 160th Street	\$3,500,000	21	Washington Heights
5	9 West 122nd Street	\$1,800,000	5	Harlem

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

* Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040

* Neighborhoods include: Astor Row, Carnegie Hill, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem

COMPLETE MULTIFAMILY MARKET METRICS

5

TRANSACTIONS
SOLD

\$45.45M

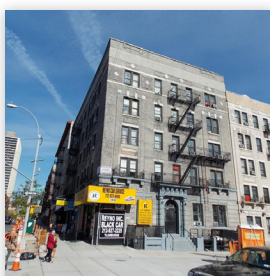
\$ VOLUME
SOLD

235

UNITS
SOLD



1829 MADISON AVE



199 AUDUBON AVE



147 E 118TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	1829 Madison Avenue	\$5,500,000	19	Harlem - East
2	199 Audubon Avenue	\$4,100,000	25	Washington Heights
3	147 East 118th Street	\$4,000,000	21	Harlem - East

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COMPLETE MIXED-USE MARKET METRICS

3

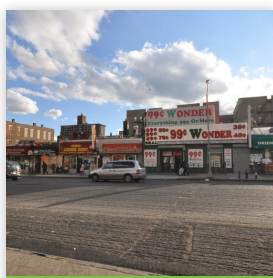
TRANSACTIONS
SOLD

\$13.60M

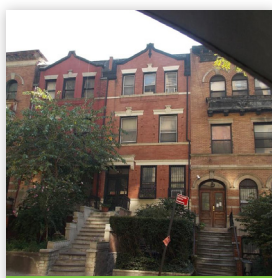
\$ VOLUME
SOLD

65

UNITS
SOLD



112-120 W 145TH S T



638 W 158TH ST



521 W 134TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	112-120 West 145th Street	\$6,050,000	32,000 BSF	Harlem
2	638 West 158th Street	\$5,200,000	55,986 BSF	Washington Heights
3	521 West 134th Street	\$2,875,000	19,200 BSF	Harlem

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

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COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$14.13M

\$ VOLUME
SOLD

107,186

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

**Summary of Q2 Transactions in Upper Manhattan



11

OF TRANSACTIONS

↓ -45% YoY



\$73.18M

DOLLAR VOLUME

↓ -43% YoY



300

OF UNITS

↓ -12% YoY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$294 -1% YoY	\$299 -38% YoY	\$144/BSF -1% YoY
\$/UNIT	\$218,393 -17% YoY	\$214,650 -71% YoY	-

For More Information, Contact:

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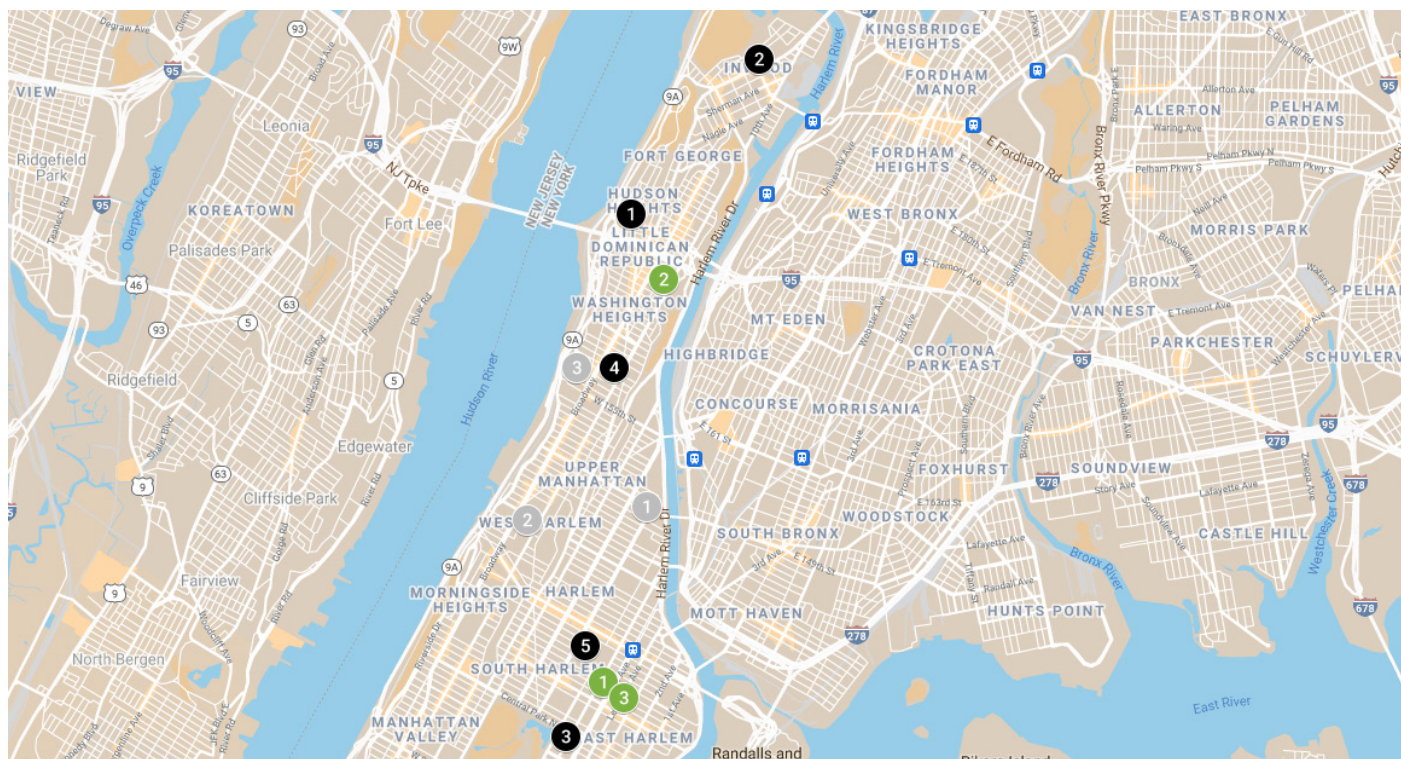
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**MULTIFAMILY**

- ❶ 106-114 Pinehurst Avenue
- ❷ 101 Cooper Street
- ❸ 19 East 109th Street
- ❹ 523 West 160th Street
- ❺ 9 West 122nd Street

MIXED USE

- ❶ 1829 Madison Avenue
- ❷ 199 Audubon Avenue
- ❸ 147 East 118th Street

DEVELOPMENT SITES

- ❶ 112-120 West 145th Street
- ❷ 638 West 158th Street
- ❸ 521 West 134th Street

UPPER MANHATTAN TEAM



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1
POWERFUL
TEAM

650+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES

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