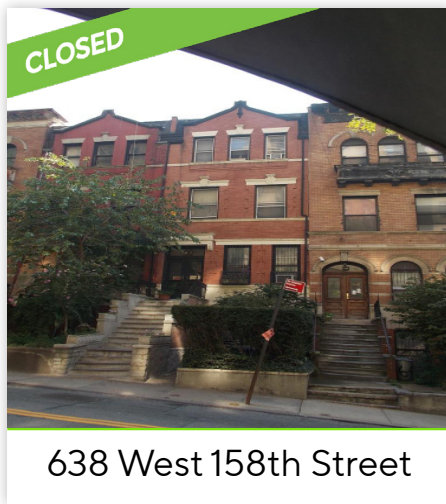


NYC INVESTMENT SALES AND ADVISORY

# UPPER MANHATTAN MARKET REPORT

APRIL  
2021

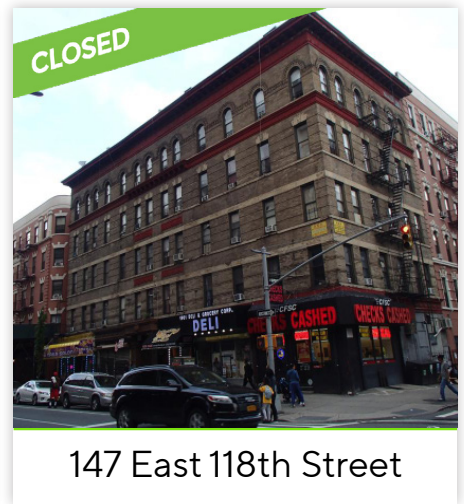
MANHATTAN | BROOKLYN | BRONX | QUEENS



638 West 158th Street



199 Audubon Avenue



147 East 118th Street

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	638 West 158th Street	\$5,200,000	55,986 BSF	Development	Washington Heights
2	199 Audubon Avenue	\$4,100,000	25	Mixed Use	Washington Heights
3	147 East 118th Street	\$4,000,000	21	Mixed Use	East Harlem
4	9 West 122nd Street	\$1,800,000	5	Multifamily	Harlem

**4**  
TRANSACTIONS  
SOLD

**\$15.10M**  
\$ VOLUME  
SOLD

**51**  
UNITS  
SOLD

**55,986**  
BSF  
SOLD

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

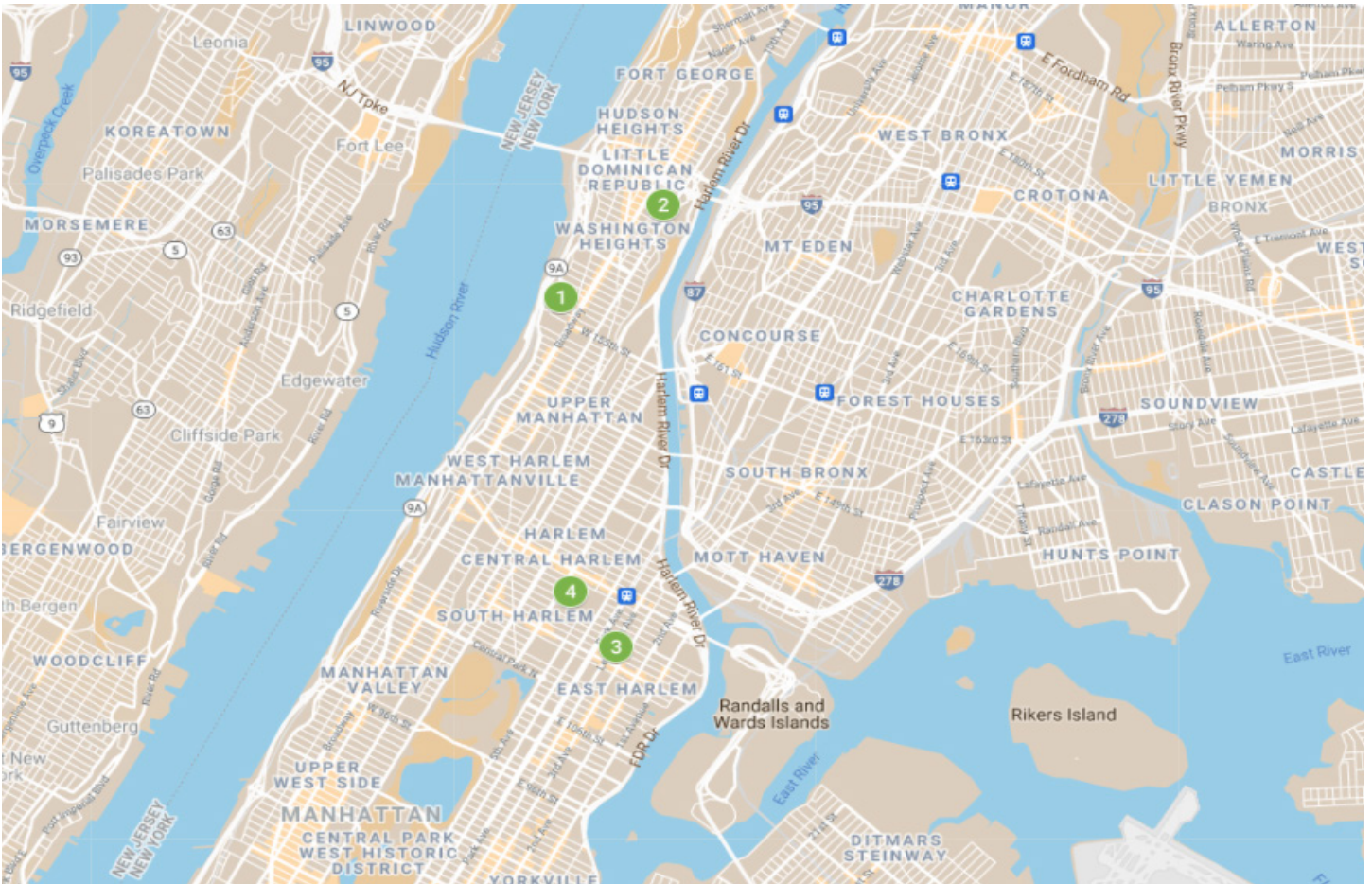
For More Information, Contact:

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- 1 638 West 158th Street
- 2 199 Audubon Avenue
- 3 147 East 118th Street
- 4 9 West 122nd Street

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**MONTH OVER MONTH**

COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	4	\$15,100,000	51
MARCH 2021	3	\$29,650,000	70
<b>% of CHANGE</b>	+33% MoM	-49% MoM	-27% MoM

**YEAR OVER YEAR**

COMPARED TO APRIL 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	4	\$15,100,000	51
APRIL 2020	5	\$15,000,000	115
<b>% of CHANGE</b>	-20% YoY	+1% YoY	-56% YoY

For More Information, Contact:

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# UPPER MANHATTAN TEAM



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DBestreich@IPRG.com



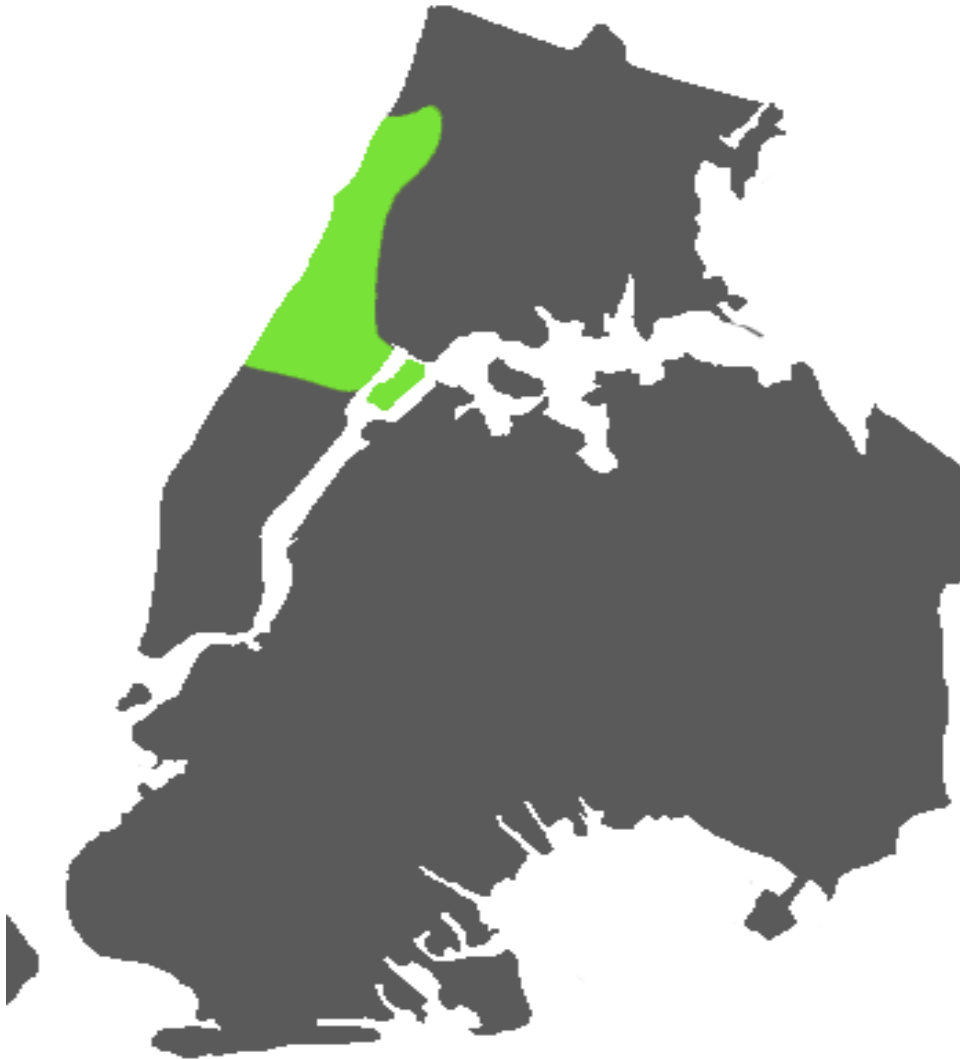
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# IPRG ADVANTAGE

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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.***

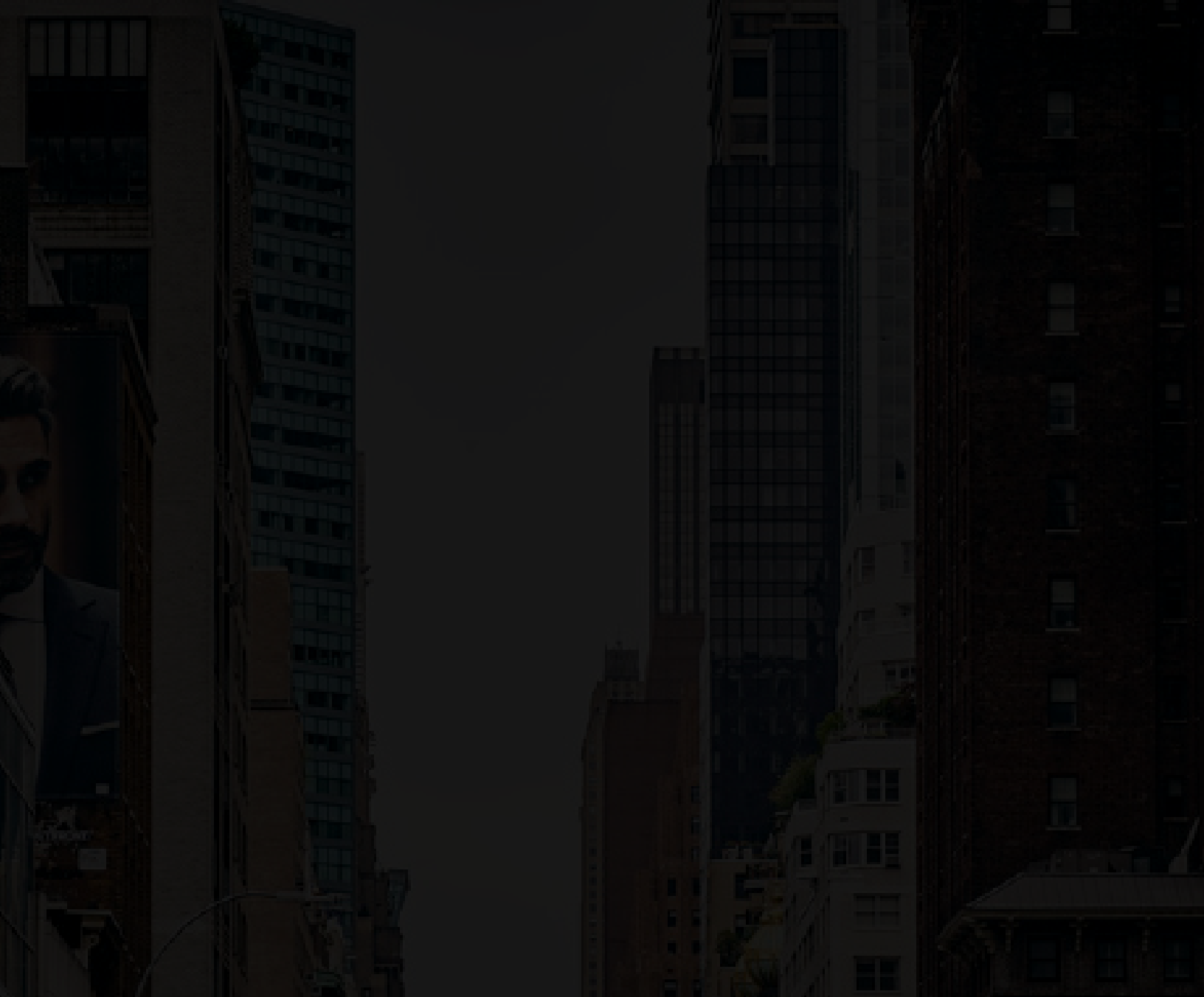
We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



### One Team

***Strength in numbers.***

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



# IPRG

WWW.IPRG.COM | 718.360.8801

