

NYC INVESTMENT SALES AND ADVISORY

UPPER MANHATTAN MARKET REPORT

MAY
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS



106-114 Pinehurst Ave



101 Cooper Street



521 West 134th Street

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	106-114 Pinehurst Avenue	\$19,500,000	96	Multi-Family	Washington Heights
2	101 Cooper Street	\$15,150,000	82	Multi-Family	Inwood
3	112-120 West 145th Street	\$6,050,000	32,000 BSF	Development	Harlem
4	521 West 134th Street	\$2,875,000	19,200 BSF	Development	Harlem

* Transactions between \$1,000,000-\$50,000,000 from May 1, 2021 - May 31, 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

4

TRANSACTIONS
SOLD

\$43.58M

\$ VOLUME
SOLD

178

UNITS
SOLD

51,200

BSF
SOLD

For More Information, Contact:

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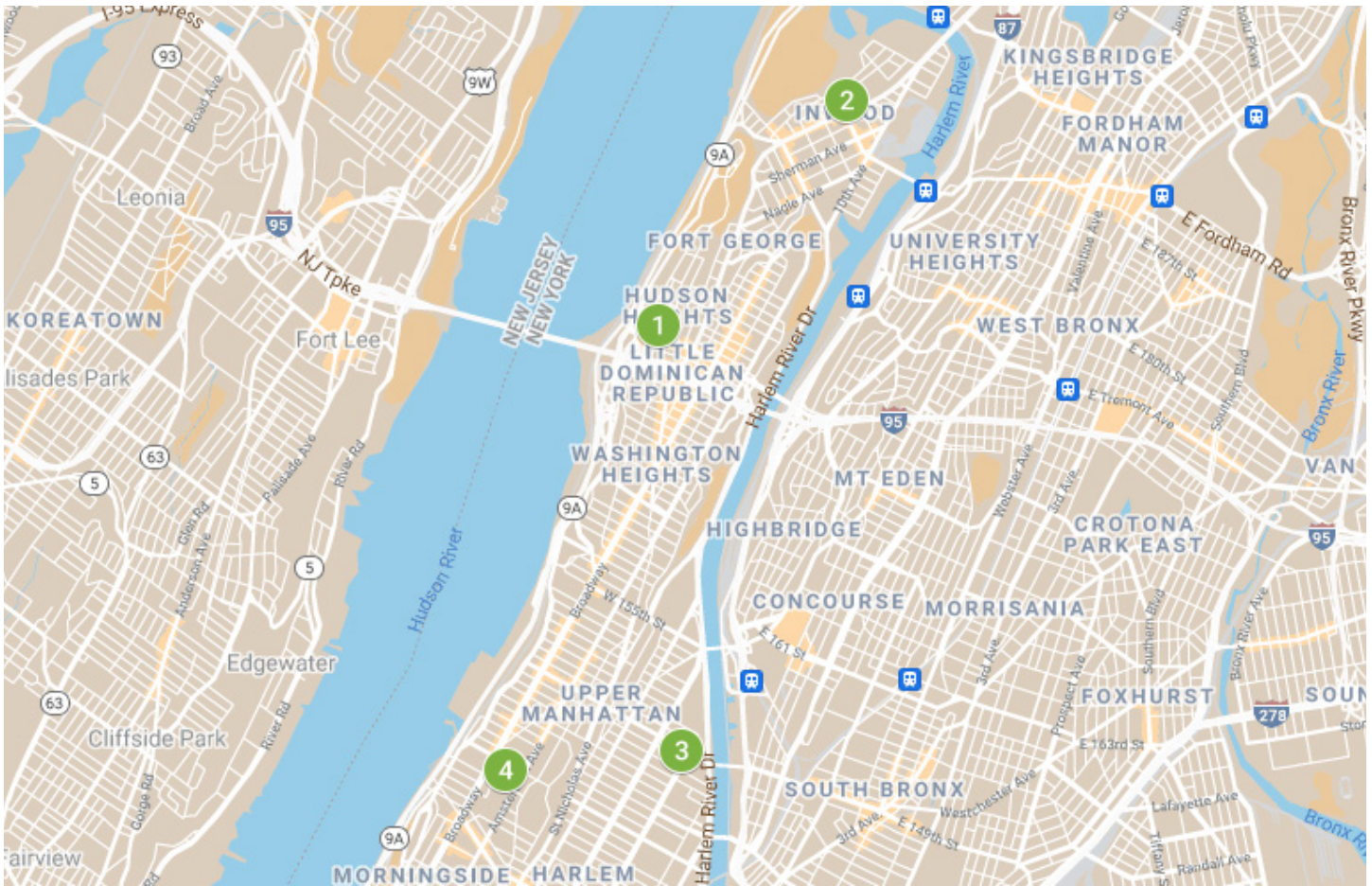
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MONTH OVER MONTH

COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	4	\$43,575,000	178
APRIL 2021	4	\$15,100,000	51
% of CHANGE	0% MoM	↑ +189% MoM	↑ +249% MoM

YEAR OVER YEAR

COMPARED TO MAY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	4	\$43,575,000	178
MAY 2020	3	\$33,985,000	43
% of CHANGE	↑ +33% YoY	↑ +28% YoY	↑ +314% YoY

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UPPER MANHATTAN TEAM



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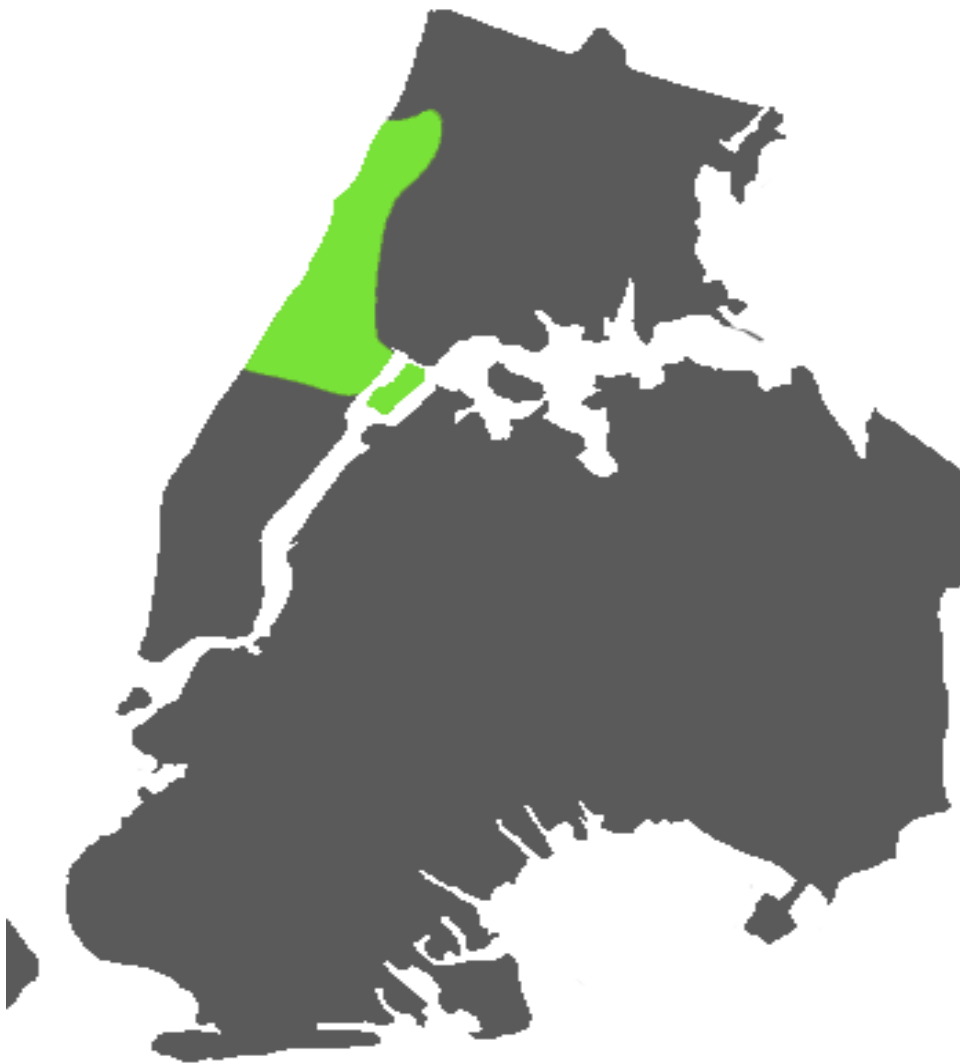
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IPRG ADVANTAGE



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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