

UPPER MANHATTAN MARKET REPORT

OCTOBER 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

UPPER MANHATTAN

UPPER MANHATTAN OCTOBER 2021 COMPLETE MARKET METRICS

10
TRANSACTIONS SOLD

277
UNITS SOLD

\$54.47M
\$ VOLUME SOLD

10,100
BSF SOLD



200-208 NAGLE AVE



PART OF 6 BUILDING PACKAGE



1766 AMSTERDAM AVE



51 BENNETT AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	192-198 & 200-208 Nagle Avenue	\$13,000,000	98	Multi-Family
2	6 Building Package	\$9,811,125	60	Mixed Use
3	1760-1762, 1764, 1766 Amsterdam Ave	\$8,500,000	41	Mixed Use
4	51 Bennett Avenue	\$8,000,000	48	Multi-Family
5	120 East 116th Street	\$4,050,000	9	Mixed Use
6	710 Saint Nicholas Avenue	\$2,950,000	4	Multi-Family
7	130 West 119th Street	\$2,500,000	9	Multi-Family
8	303 West 113th Street	\$2,400,000	*10,100 BSF	Development
9	158 East 109th Street	\$1,885,000	4	Multi-Family
10	261 West 126th Street	\$1,376,000	4	Mixed Use

*Development Site / Buildable Square Footage

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

Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

Neighborhoods: Astor Row, 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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2021

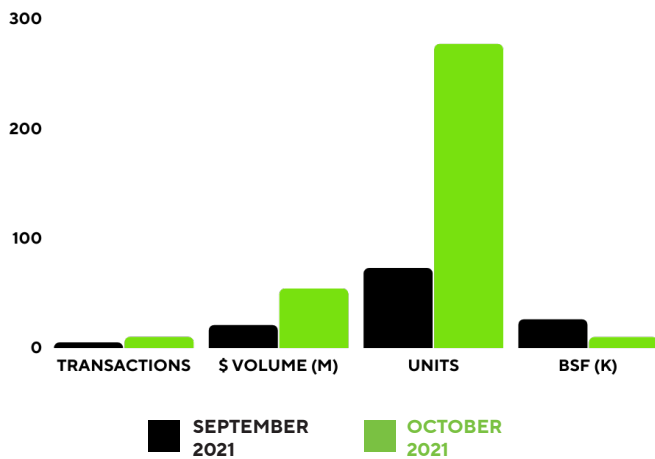
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	10	\$54,472,125	277	10,100
SEPTEMBER 2021	5	\$21,029,868	73	26,400
% of CHANGE	↑+100% MoM	↑+159% MoM	↑+279% MoM	↓-62% MoM

YEAR OVER YEAR

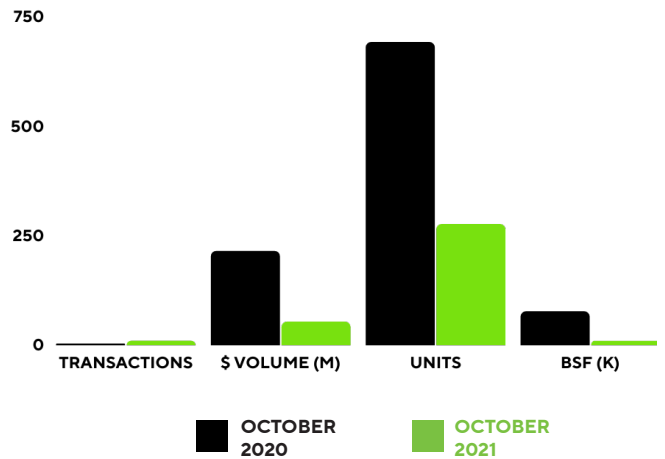
COMPARED TO OCTOBER 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	10	\$54,472,125	277	10,100
OCTOBER 2020	4	\$21,545,000	300	77,200
% of CHANGE	↑+150% YoY	↑+153% YoY	↓-8 YoY	↓-87% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team For More Information

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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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