

UPPER MANHATTAN MARKET REPORT

Q1 2021



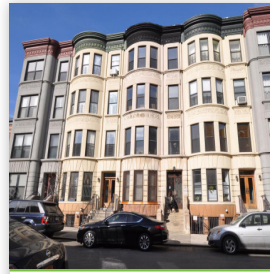
IPRG



633-643 W 172ND ST



353-370 W 116TH ST



107 W 117TH ST



234 W 132ND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	633-643 West 172nd Street	\$20,600,000	113	Washington Heights
2	353-370 West 116th Street	\$11,000,000	64	Harlem
3	107 West 117th Street	\$3,200,000	4	Harlem
4	33 Mount Morris Park West	\$3,150,000	10	Harlem
5	234 West 132nd Street	\$1,250,000	8	Harlem

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

COMPLETE MULTIFAMILY MARKET METRICS

<p>5</p> <p>TRANSACTIONS SOLD</p>	<p>\$39.20M</p> <p>\$ VOLUME SOLD</p>	<p>199</p> <p>UNITS SOLD</p>
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For More Information, Contact:

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545 W 125TH ST



200 W 139TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	545 West 125th Street	\$3,720,000	52	Harlem
2	200 West 139th Street	\$2,650,000	6	Harlem

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COMPLETE MIXED-USE MARKET METRICS

<p>2</p> <p>TRANSACTIONS SOLD</p>	<p>\$6.37M</p> <p>\$ VOLUME SOLD</p>	<p>58</p> <p>UNITS SOLD</p>
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400 W 219TH ST



336-338 E 112TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	400 West 219th Street	\$16,000,000	120,400	Inwood
2	336-338 East 112th Street	\$4,018,000	20,200	East Harlem

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

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COMPLETE DEVELOPMENT SITE MARKET METRICS

<p>2</p> <p>TRANSACTIONS SOLD</p>	<p>\$20.02M</p> <p>\$ VOLUME SOLD</p>	<p>140,600</p> <p>BSF SOLD</p>
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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Upper Manhattan



9

OF TRANSACTIONS

↓ -74% YoY



\$65.59M

DOLLAR VOLUME

↓ -62% YoY



257

OF UNITS

↓ -38% YoY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$357 -20% YoY	\$251 -54% YoY	\$165/BSF +14% YoY
\$/UNIT	\$325,085 +5% YoY	\$256,306 -40% YoY	-

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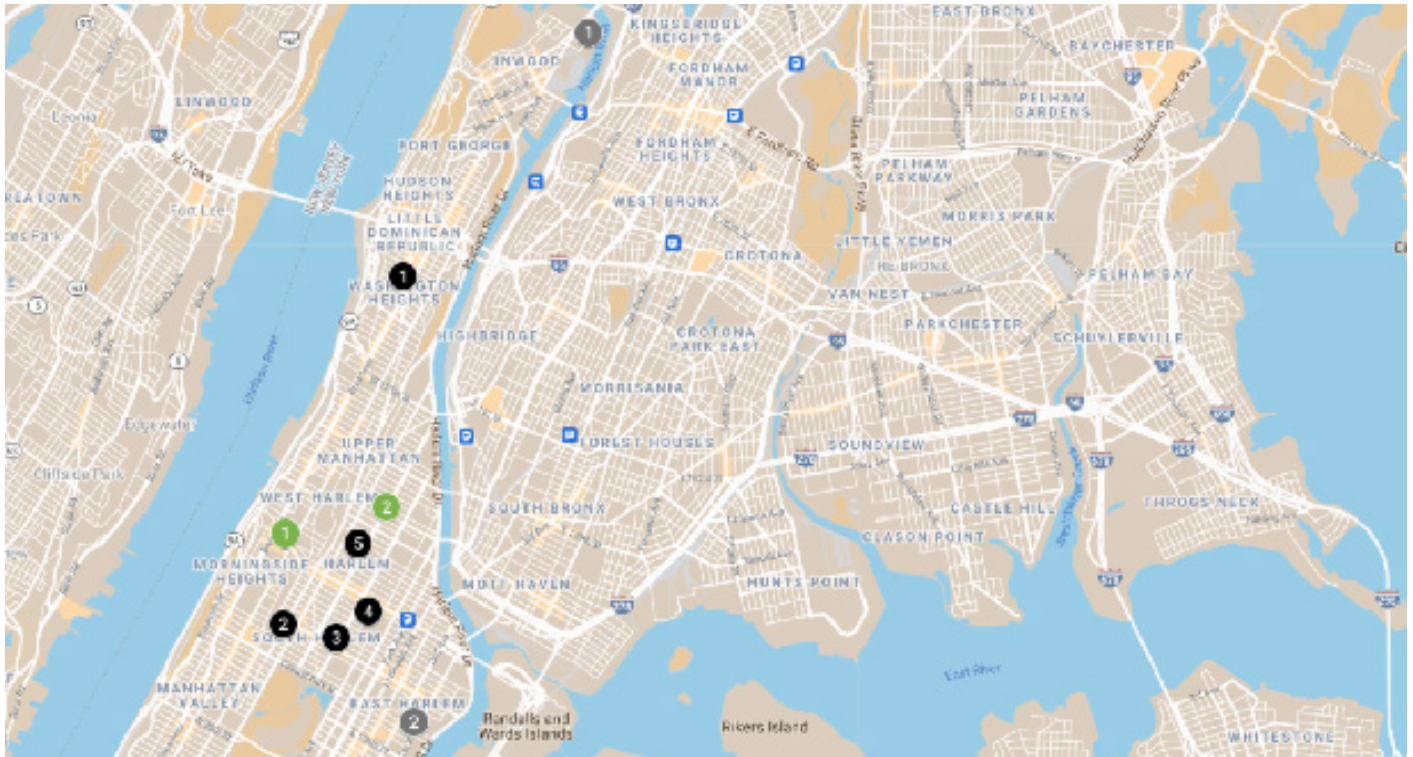
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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- ❶ 633-643 West 172nd Street
- ❷ 353-370 West 116th Street
- ❸ 107 West 117th Street
- ❹ 33 Mount Morris Park West
- ❺ 234 West 132nd Street

- ❶ 545 West 125th Street
- ❷ 200 West 139th Street

- ❶ 400 West 219th Street
- ❷ 336-338 East 112th Street

UPPER MANHATTAN TEAM



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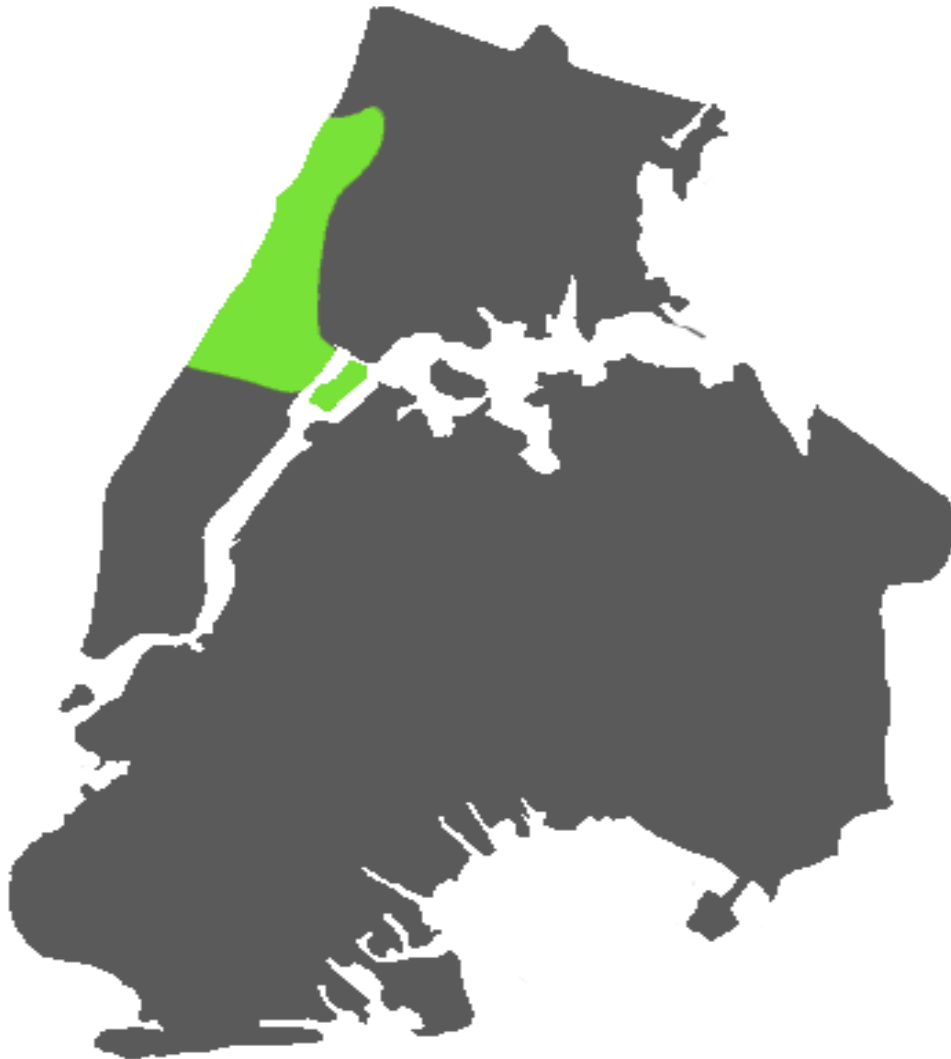
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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



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ALL BROKERS ARE NOT CREATED EQUAL.

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