MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE MARKET REPORT

FEBRUARY 2022

IPRG

MIDTOWN, UPPER EAST & UPPER WEST SIDE

MIDTOWN, UPPER EAST & UPPER WEST SIDE FEBRUARY 2022 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

71

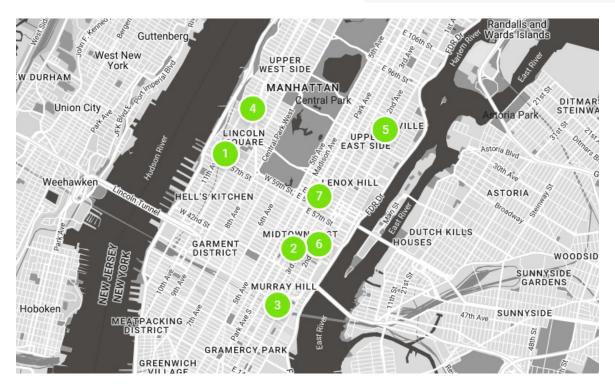
UNITS SOLD

\$56.07M

\$ VOLUME SOLD

49,238

BSF SOLD











ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
537 West 59th Street	\$19,300,000	*49,238 BSF	Development
123-125 East 47th Street	\$8,500,000	8	Mixed Use
237-239 East 33rd Street	\$7,900,000	29	Multi-Family
237 West 72nd Street	\$6,865,000	6	Mixed Use
319 East 83rd Street	\$6,000,000	20	Multi-Family
311 East 51st Street	\$4,500,000	7	Multi-Family
792 Lexington Avenue	\$3,000,000	1	Retail

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from February 1, 2022 - February 28, 2022

Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

Neighborhoods: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper West Side, Yorkville

MONTH OVER MONTH

COMPARED TO JANUARY 2022

% of CHANGE	↓ -40% MoM	↓ -58% MoM	↓ -57% MoM	↓ -33% MoM
FEBRUARY 2022	7	\$56,065,000	71	49,238
JANUARY 2022	10	\$133,685,000	167	73,131
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD

YEAR OVER YEAR

COMPARED TO FEBRUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2021	2	\$20,500,000	19	21,000
FEBRUARY 2022	7	\$56,065,000	71	49,238
% of CHANGE	†+200% YoY	† +173% YoY	+274% YoY	†+134% YoY



MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

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THE MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

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