



**MIDTOWN, UPPER EAST
SIDE & UPPER WEST SIDE
MARKET REPORT**

JANUARY 2022

IPRG

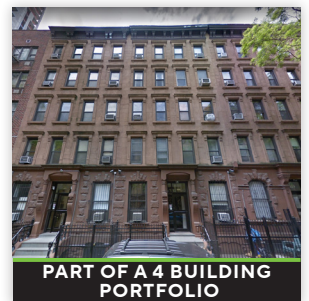
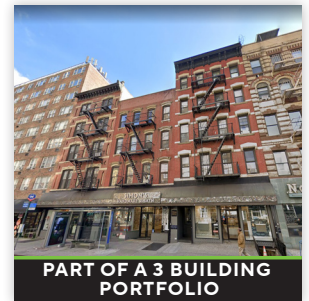
MIDTOWN, UPPER EAST & UPPER WEST SIDE JANUARY 2022 COMPLETE MARKET METRICS

13
TRANSACTIONS SOLD

167
UNITS SOLD

\$133.69M
\$ VOLUME SOLD

73,131
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	419, 421, 423 3rd Avenue	\$25,000,000	30	Mixed Use
2	324, 326, 328 & 327 East 89th Street	\$19,000,000	40	Multi-Family
3	829 Madison Avenue	\$17,000,000	8	Retail
4	1071 Avenue Of The Americas	\$15,300,000	29	Office
5	443 East 88th Street	\$12,000,000	25	Multi-Family
6	258 West 97th Street	\$11,000,000	*50,500 BSF	Development
7	355 West 39th Street	\$7,050,000	10	Mixed Use
8	73 West 68th Street	\$6,000,000	9	Multi-Family
9	306 East 50th Street	\$5,250,000	*15,200 BSF	Development
10	310 East 50th Street	\$4,800,000	*7,431 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from January 1, 2022 - January 31, 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 DECEMBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2021	21	\$248,045,500	229	97,478
JANUARY 2022	13	\$133,685,000	167	73,131
% of CHANGE	↓ -38% MoM	↓ -46% MoM	↓ -27% MoM	↓ -25% MoM

YEAR OVER YEAR

COMPARED TO JANUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2021	26	\$174,829,581	263	0
JANUARY 2022	13	\$133,685,000	167	73,131
% of CHANGE	↑ +225% YoY	↑ +68% YoY	↑ +626% YoY	-

Contact the Midtown, Upper East & Upper West Side Team For More Information

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THE MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

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