

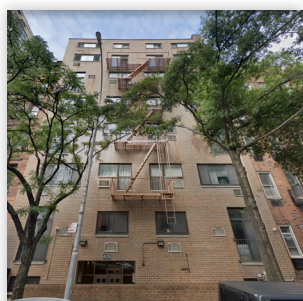
**MIDTOWN, UPPER EAST SIDE
& UPPER WEST SIDE**

MARKET REPORT

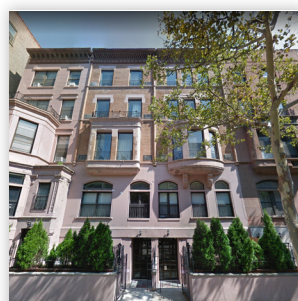
Q4 2021



12 EAST 80TH ST



425 EAST 80TH ST



59-61 WEST 70TH ST



330 EAST 63RD ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	12 East 80th Street	\$18,500,000	2	Carnegie Hill
2	425 East 80th Street	\$12,700,000	40	Yorkville
3	59-61 West 70th Street	\$12,150,000	10	Lincoln Square
4	330 East 63rd Street	\$10,976,184	85	Lenox Hill
5	38 East 75th Street	\$8,500,000	9	Lenox Hill
6	306 East 89th Street	\$7,000,000	16	Yorkville
7	52 East 76th Street	\$6,800,000	5	Lenox Hill
8	518 East 88th Street	\$6,625,000	20	Yorkville
9	326 West 77th Street	\$6,200,000	8	Upper West Side
10	308 East 50th Street	\$6,150,000	1	Turtle Bay
11	106 West 76th Street	\$6,000,000	10	Upper West Side
12	50 West 88th Street	\$5,800,000	10	Upper West Side
13	208-210 East 31st Street	\$5,700,000	18	Kips Bay
14	257 West 91st Street	\$5,275,000	11	Upper West Side
15	206 East 75th Street	\$5,225,000	6	Lenox Hill
16	317 West 74th Street	\$5,200,000	19	Upper West Side
17	157 West 82nd Street	\$4,550,000	4	Upper West Side
18	424 East 73rd Street	\$4,500,000	20	Lenox Hill
19	312 West 76th Street	\$4,450,000	10	Upper West Side
20	322 East 93rd Street	\$4,400,000	20	Yorkville

SELECT SALES ACTIVITY ABOVE

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

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

* Neighborhoods Include: 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

COMPLETE MULTIFAMILY MARKET METRICS

31

TRANSACTIONS
SOLD

\$181.99M

\$ VOLUME
SOLD

435

UNITS
SOLD



2660-2666 BROADWAY



8 BUILDING PACKAGE



138 EAST 38TH ST



109 WEST 24TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	2660-2666 Broadway	\$36,000,000	94	Manhattan Valley
2	8 Building Package	\$35,500,000	85	Upper West Side
3	138 East 38th Street	\$32,750,000	83	Murray Hill
4	109 West 24th Street	\$16,250,000	18	Chelsea
5	932 2nd Avenue	\$9,000,000	2	Turtle Bay
6	733 2nd Avenue	\$8,995,000	7	Murray Hill
7	334-336 West 46th Street	\$7,745,625	12	Clinton - Hell's Kitchen
8	238 East 58th Street	\$7,300,000	26	Central Midtown
9	300-304 East 81st Street	\$6,800,000	26	Yorkville
10	212 East 29th Street	\$6,150,000	15	Kips Bay
11	29 West 27th Street	\$5,757,581	9	NoMad
12	698-700 9th Avenue	\$5,400,000	15	Clinton - Hell's Kitchen
13	104 West 73rd Street	\$5,400,000	7	Upper West Side
14	174 West 72nd Street	\$5,360,000	8	Lincoln Square
15	226 West 79th Street	\$5,100,000	6	Upper West Side
16	1121-1123 1st Avenue	\$5,000,000	18	Lenox Hill
17	924 3rd Avenue	\$4,850,000	9	Central Midtown
18	692 9th Avenue	\$4,680,000	13	Clinton - Hell's Kitchen
19	1471 1st Avenue	\$4,400,000	7	Lenox Hill
20	694 9th Avenue	\$4,320,000	6	Clinton - Hell's Kitchen

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COMPLETE MIXED-USE MARKET METRICS

24

TRANSACTIONS
SOLD

\$231.66M

\$ VOLUME
SOLD

485

UNITS
SOLD



44 WEST 37TH ST



525 MADISON AVE



991 3RD AVE



818 MADISON AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	44 West 37th Street	\$49,000,000	15	Garment District
2	525 Madison Avenue	\$27,250,000	1	Central Midtown
3	991 3rd Avenue	\$19,750,000	1	Lenox Hill
4	818 Madison Avenue	\$17,000,000	4	Lenox Hill
5	725 8th Avenue	\$10,308,511	2	Clinton - Hell's Kitchen
6	1770 2nd Avenue	\$4,600,000	1	Yorkville

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COMPLETE OFFICE & RETAIL MARKET METRICS

6

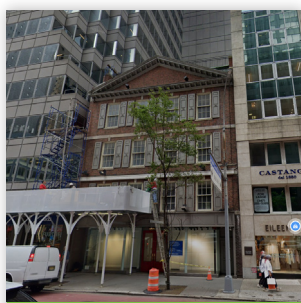
TRANSACTIONS
SOLD

\$127.91M

\$ VOLUME
SOLD

24

UNITS
SOLD



268-270 WEST 96TH ST



656-660 LEXINGTON AVE



1530-1532 3RD AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	268-270 West 96th Street	\$32,922,500	53,678	Yorkville
2	656-660 Lexington Avenue	\$24,393,000	43,800	Central Midtown
3	1530-1532 3rd Avenue	\$21,000,000	50,000	Carnegie Hill

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

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* Neighborhoods Include: 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

COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$78.32M

\$ VOLUME
SOLD

147,478

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Midtown Manhattan



64

OF TRANSACTIONS

↑ +700% YoY



\$618.88M

DOLLAR VOLUME

↑ +991% YoY



944

OF UNITS

↑ +1037% YoY

MIDTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL
\$/SF	\$973 +34% YoY	\$782 -8% YoY	\$450/BSF +13% YoY	\$1,629 +76% YoY
\$/UNIT	\$2,452,345 +199% YoY	\$970,600 -7% YoY	-	\$11,890,307 +144% YoY

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL
\$/SF	\$715 +10% YoY	\$552 -46% YoY	\$454/BSF +14% YoY	\$2,400 +20% YoY
\$/UNIT	\$537,295 +7% YoY	\$389,296 -51% YoY	-	\$9,533,333 +6% YoY

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL
\$/SF	\$722 +11% YoY	\$739 -27% YoY	-	-
\$/UNIT	\$527,581 +5% YoY	\$677,269 -15% YoY	-	-

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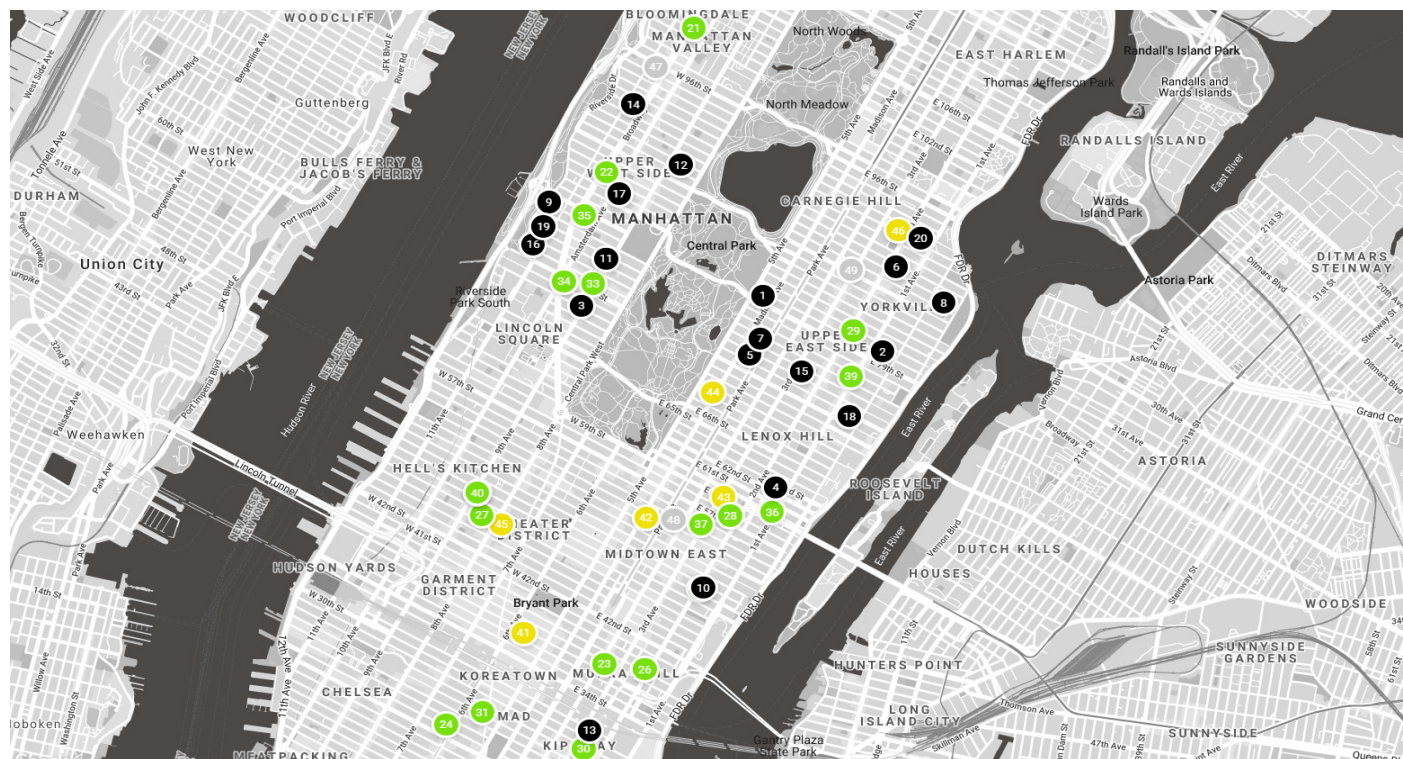
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KYLE KATZ

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LUCAS VITOLLO

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**MULTIFAMILY****MIXED USE****OFFICE & RETAIL**

- ❶ 12 East 80th Street
- ❷ 425 East 80th Street
- ❸ 59-61 West 70th Street
- ❹ 330 East 63rd Street
- ❺ 38 East 75th Street
- ❻ 306 East 89th Street
- ❼ 52 East 76th Street
- ❽ 518 East 88th Street
- ❾ 326 West 77th Street
- ❿ 308 East 50th Street
- ⓫ 106 West 76th Street
- ⓬ 50 West 88th Street
- ⓭ 208-210 East 31st Street
- ⓮ 257 West 91st Street
- ⓯ 206 East 75th Street
- ⓰ 317 West 74th Street
- ⓱ 157 West 82nd Street
- ⓲ 424 East 73rd Street
- ⓳ 312 West 76th Street
- ⓴ 322 East 93rd Street

- ⓴ 2660-2666 Broadway
- ⓴ 8 Building Package
- ⓴ 138 East 38th Street
- ⓴ 109 West 24th Street
- ⓴ 932 2nd Avenue
- ⓴ 733 2nd Avenue
- ⓴ 334-336 West 46th Street
- ⓴ 238 East 58th Street
- ⓴ 300-304 East 81st Street
- ⓴ 212 East 29th Street
- ⓴ 29 West 27th Street
- ⓴ 698-700 9th Avenue
- ⓴ 104 West 73rd Street
- ⓴ 174 West 72nd Street
- ⓴ 226 West 79th Street
- ⓴ 1121-1123 1st Avenue
- ⓴ 924 3rd Avenue
- ⓴ 692 9th Avenue
- ⓴ 1471 1st Avenue
- ⓴ 694 9th Avenue

- ⓴ 44 West 37th Street
- ⓴ 525 Madison Avenue
- ⓴ 991 3rd Avenue
- ⓴ 818 Madison Avenue
- ⓴ 725 8th Avenue
- ⓴ 1770 2nd Avenue

DEVELOPMENT SITES

- ⓴ 268-270 West 96th Street
- ⓴ 656-660 Lexington Avenue
- ⓴ 1530-1532 3rd Avenue

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



MIDTOWN MANHATTAN Q4 2021 REPORT

THE MIDTOWN MANHATTAN TEAM

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