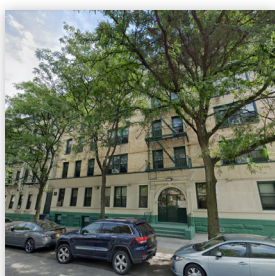


UPPER MANHATTAN MARKET REPORT

Q4 2021



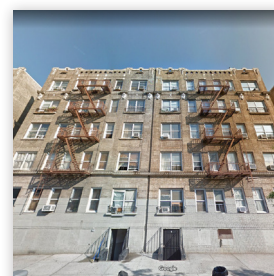
160 EAST 103RD ST



2059-2071 MADISON AVE



165 BENNETT AVE



192-198 & 200-208 NAGLE AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	160 East 103rd Street	\$24,000,000	60	Harlem - East
2	2059-2071 Madison Avenue	\$18,000,000	54	Harlem - East
3	165 Bennett Avenue	\$14,625,000	79	Washington Heights
4	192-198 & 200-208 Nagle Avenue	\$13,000,000	98	Inwood
5	51 Bennett Avenue	\$8,000,000	48	Washington Heights
6	353 Fort Washington Avenue	\$6,550,000	36	Washington Heights
7	511 West 184th Street	\$3,400,000	22	Washington Heights
8	670 West 193rd Street	\$3,350,000	22	Washington Heights
9	426 Saint Nicholas Avenue	\$3,225,000	20	Harlem
10	710 Saint Nicholas Avenue	\$2,950,000	4	Harlem
11	150 West 119th Street	\$2,922,000	4	Harlem
12	130 West 119th Street	\$2,500,000	9	Harlem
13	237 West 137th Street	\$2,060,000	11	Harlem
14	209 East 110th Street	\$1,950,000	8	Harlem - East
15	158 East 109th Street	\$1,885,000	4	Harlem - East
16	400 West 153rd Street	\$1,624,350	25	Harlem
17	11 West 119th Street	\$1,500,000	4	Harlem
18	75 West 118th Street	\$1,350,000	8	Harlem

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

18

TRANSACTIONS
SOLD

\$112.89M

\$ VOLUME
SOLD

516

UNITS
SOLD



4005 BROADWAY



6 BUILDING PACKAGE



295 FORT WASHINGTON AVE



1760-1766 AMSTERDAM AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	4005 Broadway	\$42,000,000	24	Washington Heights
2	6 Building Package	\$9,811,125	60	Harlem
3	295 Fort Washington Avenue	\$8,896,000	54	Washington Heights
4	1760-1762, 1764, 1766 Amsterdam Avenue	\$8,500,000	41	Harlem
5	120 East 116th Street	\$4,050,000	9	Harlem - East
6	2192-2194 Amsterdam Avenue	\$3,197,000	19	Washington Heights
7	29 West 125th Street	\$2,780,000	5	Harlem
8	210 East 111th Street	\$2,100,000	6	Harlem - East
9	261 West 126th Street	\$1,376,000	4	Harlem

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 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 MIXED-USE MARKET METRICS

9

TRANSACTIONS
SOLD

\$82.71M

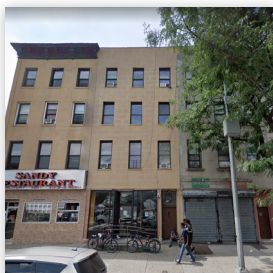
\$ VOLUME
SOLD

222

UNITS
SOLD



3966 10TH AVE



2265-2267 2ND AVE



565 WEST 170TH ST



1640 PARK AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	3966 10th Avenue	\$10,400,000	72,000	Inwood
2	2265-2267 2nd Avenue	\$3,750,000	23,800	Harlem - East
3	565 West 170th Street	\$2,400,000	10,000	Washington Heights
4	1640 Park Avenue	\$2,000,000	18,000	Harlem - East
5	303 West 113th Street	\$2,400,000	10,100	Harlem

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

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COMPLETE DEVELOPMENT SITE MARKET METRICS

5

TRANSACTIONS
SOLD

\$20.95M

\$ VOLUME
SOLD

133,900

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in Upper Manhattan

**32**

OF TRANSACTIONS

↑ +100% YoY

**\$216.55M**

DOLLAR VOLUME

↑ +42% YoY

**738**

OF UNITS

↑ +77% YoY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$361 -40% YoY	\$332 +37% YoY	\$181/BSF +12% YoY
\$/UNIT	\$284,698 -39% YoY	\$461,538 +82% YoY	-

For More Information, Contact:

DEREK BESTREICH	STEVE REYNOLDS	LUKE SPROVIERO
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**MULTIFAMILY****MIXED USE****DEVELOPMENT SITES**

- | | | |
|----------------------------------|-------------------------------|--------------------------|
| 1 160 East 103rd Street | 19 4005 Broadway | 28 3966 10th Avenue |
| 2 2059-2071 Madison Avenue | 20 6 Building Package | 29 2265-2267 2nd Avenue |
| 3 165 Bennett Avenue | 21 295 Fort Washington Avenue | 30 565 West 170th Street |
| 4 192-198 & 200-208 Nagle Avenue | 22 1760-1766 Amsterdam Avenue | 31 1640 Park Avenue |
| 5 51 Bennett Avenue | 23 120 East 116th Street | 32 303 West 113th Street |
| 6 353 Fort Washington Avenue | 24 2192-2194 Amsterdam Avenue | |
| 7 511 West 184th Street | 25 29 West 125th Street | |
| 8 670 West 193rd Street | 26 210 East 111th Street | |
| 9 426 Saint Nicholas Avenue | 27 261 West 126th Street | |
| 10 710 Saint Nicholas Avenue | | |
| 11 150 West 119th Street | | |
| 12 130 West 119th Street | | |
| 13 237 West 137th Street | | |
| 14 209 East 110th Street | | |
| 15 158 East 109th Street | | |
| 16 400 West 153rd Street | | |
| 17 11 West 119th Street | | |
| 18 75 West 118th Street | | |

UPPER MANHATTAN TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



UPPER MANHATTAN Q4 2021 REPORT

THE UPPER MANHATTAN TEAM

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