



**UPPER MANHATTAN**  
**MARKET REPORT**

**FEBRUARY 2022**

**IPRG**

## UPPER MANHATTAN

### UPPER MANHATTAN FEBRUARY 2022 COMPLETE MARKET METRICS

**6**  
TRANSACTIONS SOLD

**76**  
UNITS SOLD

**\$19.13M**  
\$ VOLUME SOLD

**15,838**  
BSF SOLD



**512 WEST 151ST ST**



**88-92 EAST 111TH ST**



**150 HILLSIDE AVE**



**2118 2ND AVE**

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	512 West 151st Street	\$6,075,000	29	Multi-Family
2	88-92 East 111th Street	\$5,250,000	30	Mixed Use
3	150 Hillside Avenue	\$3,000,000	*15,838 BSF	Development
4	2118 2nd Avenue	\$1,800,000	4	Mixed Use
5	453 West 141st Street	\$1,700,000	8	Multi-Family
6	57 Cooper Street	\$1,300,000	5	Multi-Family

\*Development Site / Buildable Square Footage

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

**Zip Codes:** 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

**Neighborhoods:** Astor Row, 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

**MONTH OVER MONTH**

COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JANUARY 2022</b>	9	\$30,001,000	121	-
<b>FEBRUARY 2022</b>	6	\$19,125,000	76	15,838
<b>% of CHANGE</b>	<b>↓ -33% MoM</b>	<b>↓ -36% MoM</b>	<b>↓ -37% MoM</b>	-

**YEAR OVER YEAR**

COMPARED TO FEBRUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>FEBRUARY 2021</b>	2	\$4,450,000	12	-
<b>FEBRUARY 2022</b>	6	\$19,125,000	76	15,838
<b>% of CHANGE</b>	<b>↑ +200% YoY</b>	<b>↑ +330% YoY</b>	<b>↑ +533 YoY</b>	-

Contact the Upper Manhattan Team For More Information

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## UPPER MANHATTAN FEBRUARY 2022 REPORT

### THE UPPER MANHATTAN TEAM

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