MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE MARKET REPORT

Q1 2022 — — —



39 EAST 72ND ST



EAST 89TH ST



443 EAST 88TH ST



161-163 EAST 89TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
0	39 East 72nd Street	\$32,200,000	7	Lenox Hill
2	324, 326, 328 & 327 East 89th Street	\$19,000,000	40	Yorkville
3	443 East 88th Street	\$12,000,000	25	Yorkville
4	161-163 East 89th Street	\$11,650,000	27	Carnegie Hill
6	237-239 East 33rd Street	\$7,900,000	29	Kips Bay
6	319 East 83rd Street	\$6,000,000	20	Yorkville
0	73 West 68th Street	\$6,000,000	9	Lincoln Square
8	320 West 77th Street	\$5,025,000	5	Upper West Side
9	311 East 51st Street	\$4,500,000	7	Turtle Bay
©	232 East 84th Street	\$4,350,000	4	Yorkville
•	448 West 25th Street	\$3,975,000	3	Chelsea
ß	342 West 88th Street	\$3,535,000	10	Upper West Side
B	135 West 95th Street	\$2,500,000	5	Upper West Side

^{*} Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

COMPLETE MUTLIFAMILY MARKET METRICS

13 TRANSACTIONS \$118.64M

\$ VOLUME

191

UNITS

^{*} 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



105 WEST 55TH ST



419, 421, 423 3RD AVE



201 EAST 81ST ST



123-125 EAST 47TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
0	105 West 55th Street	\$32,000,000	56	Theatre District - Times Square
2	419, 421, 423 3rd Avenue	\$25,000,000	30	Kips Bay
3	201 East 81st Street	\$9,250,000	14	Yorkville
4	123-125 East 47th Street	\$8,500,000	8	Turtle Bay
5	355 West 39th Street	\$7,050,000	10	Garment District
6	237 West 72nd Street	\$6,865,000	6	Upper West Side
0	416 West 46th Street	\$5,000,000	15	Clinton - Hell's Kitchen
8	243 East 53rd Street	\$3,400,000	2	Central Midtown

^{*} Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

COMPLETE MIXED-USE MARKET METRICS

TRANSACTIONS

\$97.07M

\$ VOLUME

141

UNITS

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

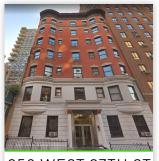
^{*} Neighborhoods Include: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square – Theatre District, Tudor City, Turtle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



537 WEST 59TH ST



346 & 348-350 WEST 44TH ST



258 WEST 97TH ST



150 LEXINGTON AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	537 West 59th Street	\$19,300,000	49,238	Lenox Hill
2	346 & 348-350 West 44th Street	\$14,000,000	45,150	Clinton - Hell's
3	258 West 97th Street	\$11,000,000	50,500	Kitchen
4	150 Lexington Avenue	\$6,175,000	14,863	Upper East Side
5	306 East 50th Street	\$5,250,000	15,200	NoMad
6	310 East 50th Street	\$4,800,000	7,431	Turtle Bay
7	130 East 30th Street	\$3,300,000	5,900	Turtle Bay

^{*} Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

COMPLETE DEVELOPMENT SITE MARKET METRICS

TRANSACTIONS

\$63.83M \$ VOLUME

188,282 BSF **SOLD**

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829 MADISON AVE





8 EAST 41ST ST



792 LEXINGTON AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	829 Madison Avenue	\$17,000,000	8	Lenox Hill
2	1071 Avenue Of The Americas	\$15,300,000	29	Theatre District - Times
3	8 East 41st Street	\$12,375,000	1	Square
4	792 Lexington Avenue	\$3,000,000	1	Murray Hill

^{*} Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

COMPLETE OFFICE & RETAIL MARKET METRICS

TRANSACTIONS

\$47.68M

\$ VOLUME

UNITS SOLD

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YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in Midtown Manhattan



MIDTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL
\$/SF	\$764 +27% YoY	\$881 +61% YoY	\$457/ BSF +61% YoY	\$491 +44% YoY
\$/UNIT	\$746,757 +183% YoY	\$1,008,643 +127% YoY	N/A	\$6,451,293 +286% YoY

UPPER EAST SIDE

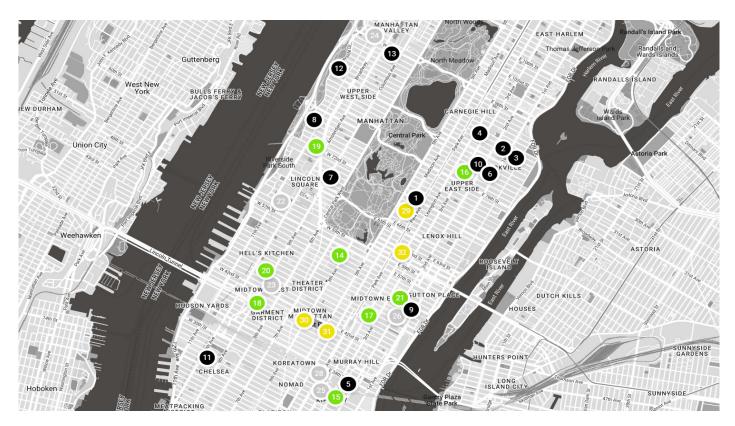
	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL
\$/SF	\$982 -5% YoY	\$937 -9% YoY	\$305/ BSF -31% YoY	\$1,681 -16% YoY
\$/UNIT	\$1,228,997 -16% YoY	\$660,714 -39% YoY	N/A	\$2,562,500 -72% YoY

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	OFFICE & RETAIL	
\$/SF	\$732 +14% YoY	\$813 +1% YoY	N/A	N/A	
\$/UNIT	\$631,292 +24% YoY	\$1,144,167 +51% YoY	N/A	N/A	

For More Information, Contact:

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MULTIFAMILY

- 1 39 East 72nd Street
- 2 324, 326, 328 & 327 East 89th St (5) 419, 421, 423 3rd Avenue
- 3 443 East 88th Street
- 4 161-163 East 89th Street
- **5** 237-239 East 33rd Street
- 6 319 East 83rd Street
- 73 West 68th Street
- 320 West 77th Street
- 311 East 51st Street
- 232 East 84th Street
- 1 448 West 25th Street
- 342 West 88th Street
- 135 West 95th Street

MIXED USE

- 4 105 West 55th Street
- 16 201 East 81st Street
- 123-125 East 47th Street
- 18 355 West 39th Street
- 19 237 West 72nd Street
- 20 416 West 46th Street
- 243 East 53rd Street

DEVELOPMENT SITES

- 22 537 West 59th Street
- 23 346 & 348-350 West 44th Street
- 24 258 West 97th Street
- 25 150 Lexington Avenue
- 23 306 East 50th Street
- 2 310 East 50th Street
- 28 130 East 30th Street

OFFICE & RETAIL

- 829 Madison Avenue
- 1071 Avenue Of The Americas
- 3 8 East 41st Street
- 32 T92 Lexington Avenue

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE TEAM



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MIDTOWN MANHATTAN Q1 2022 REPORT

THE MIDTOWN MANHATTAN TEAM

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