



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

**Q1 2022**  
**I PRG**



8 BUILDING PACKAGE



803 WEST 180TH ST



555 WEST 173RD ST



512 WEST 151ST ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	8 Building Package	\$92,000,000	418	Washington Heights
2	803 West 180th Street	\$8,900,000	36	Washington Heights
3	555 West 173rd Street	\$7,775,000	54	Washington Heights
4	512 West 151st Street	\$6,075,000	29	Harlem
5	164 West 128th Street	\$4,700,000	16	Harlem
6	274 West 119th Street	\$3,500,000	20	Harlem
7	162 West 141st Street	\$2,550,000	19	Harlem
8	381 Convent Avenue	\$2,499,000	2	Harlem
9	313 Convent Avenue	\$2,200,000	6	Harlem
10	122 West 131st Street	\$2,088,000	4	Harlem
11	523 West 162nd Street	\$1,813,000	4	Washington Heights
12	632 West 158th Street	\$1,800,000	5	Washington Heights
13	453 West 141st Street	\$1,700,000	8	Harlem
14	368 West 118th Street	\$1,450,000	8	Harlem
15	57 Cooper Street	\$1,300,000	5	Inwood
16	74 West 119th Street	\$1,275,000	4	Harlem
17	124 West 131st Street	\$1,176,277	12	Harlem

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

\* 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

**17**

TRANSACTIONS  
SOLD

**\$142.8M**

\$ VOLUME  
SOLD

**650**

UNITS  
SOLD



114 WEST 116TH ST



88-92 EAST 111TH ST



2118 2ND AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	114 West 116th Street	\$5,700,000	19	Harlem
2	88-92 East 111th Street	\$5,250,000	30	Harlem - East
3	2118 2nd Avenue	\$1,800,000	4	Harlem - East

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### COMPLETE MIXED-USE MARKET METRICS

**3**

TRANSACTIONS  
SOLD

**\$12.75M**

\$ VOLUME  
SOLD

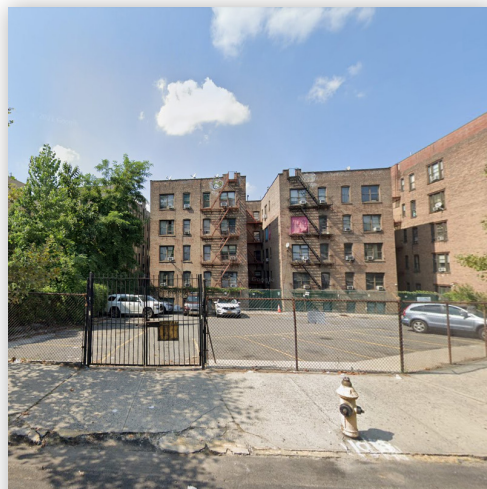
**53**

UNITS  
SOLD





401 WEST 207TH ST



150 HILLSIDE AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	401 West 207th Street	\$25,000,000	165,249	Inwood
2	150 Hillside Avenue	\$3,000,000	15,838	Washington Heights

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## COMPLETE DEVELOPMENT SITE MARKET METRICS

**2**

TRANSACTIONS  
SOLD

**\$28.0M**

\$ VOLUME  
SOLD

**181,087**

BSF  
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

\*\*Summary of Q1 Transactions in Upper Manhattan



22

# OF TRANSACTIONS

↑ +144% YoY



\$183.55M

DOLLAR VOLUME

↑ +180% YoY



703

# OF UNITS

↑ +174% YoY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$400 +12% YoY	\$314 +26% YoY	\$170/BSF +3% YoY
\$/UNIT	\$320,334 -1% YoY	\$308,333 +20% YoY	N/A

For More Information, Contact:

DEREK BESTREICH	LUKE SPROVIERO	STEVE REYNOLDS
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## MULTIFAMILY

## MIXED USE

## DEVELOPMENT SITES

- 1 8 Building Package
- 2 803 West 180th Street
- 3 555 West 173rd Street
- 4 512 West 151st Street
- 5 164 West 128th Street
- 6 274 West 119th Street
- 7 162 West 141st Street
- 8 381 Convent Avenue
- 9 313 Convent Avenue
- 10 122 West 131st Street
- 11 523 West 162nd Street
- 12 632 West 158th Street
- 13 453 West 141st Street
- 14 368 West 118th Street
- 15 57 Cooper Street
- 16 74 West 119th Street
- 17 124 West 131st Street

- 18 114 West 116th Street
- 19 88-92 East 111th Street
- 20 2118 2nd Avenue

- 21 401 West 207th Street
- 22 150 Hillside Avenue

# UPPER MANHATTAN TEAM



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1

POWERFUL  
TEAM

700+

PROPERTIES SOLD

OVER

\$2B

TOTAL SALES





## UPPER MANHATTAN Q1 2022 REPORT

### THE UPPER MANHATTAN TEAM

**DEREK  
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