



UPPER MANHATTAN MARKET REPORT

MAY 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN

UPPER MANHATTAN MAY 2022 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$37.56M

\$ VOLUME SOLD

118

UNITS SOLD

25,979

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	596 Edgecombe Avenue	\$10,100,000	49	Multi-Family
2	246 West 116th Street	\$6,300,000	33	Mixed Use
3	369 West 126th Street	\$5,750,000	11	Mixed Use
4	222-226 West 145th Street	\$5,050,000	*25,979 BSF	Development
5	205 East 115th Street	\$2,760,000	4	Multi-Family
6	2270 2nd Avenue	\$2,650,000	8	Mixed Use
7	45 West 126th Street	\$2,250,000	4	Multi-Family
8	259 West 139th Street	\$1,350,000	4	Multi-Family
9	41 West 130th Street	\$1,350,000	5	Multi-Family

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **May 1, 2022 - May 31, 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 APRIL 2022

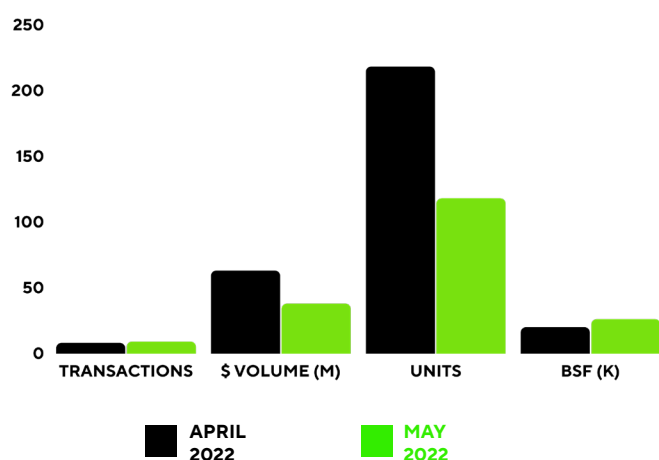
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	8	\$62,560,690	218	20,000
MAY 2022	9	\$37,560,000	118	25,979
% of CHANGE	↑ +13% MoM	↓ -40% MoM	↓ -46% MoM	↑ +30% MoM

YEAR OVER YEAR

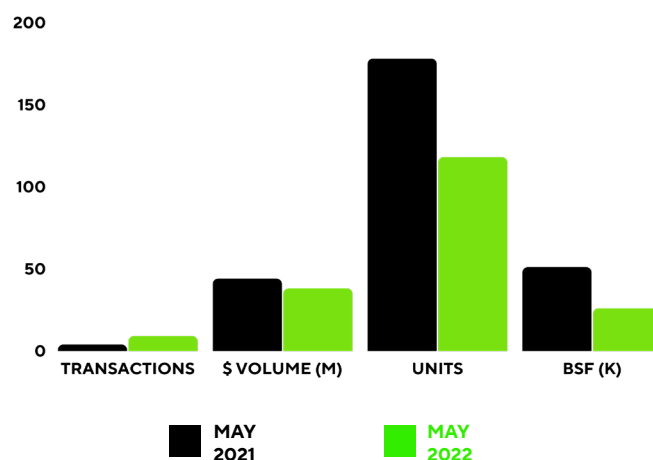
COMPARED TO MAY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2021	4	\$43,575,000	178	51,200
MAY 2022	9	\$37,560,000	118	25,979
% of CHANGE	↑ +125% YoY	↓ -14% YoY	↓ -34% YoY	↓ -49% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team For More Information

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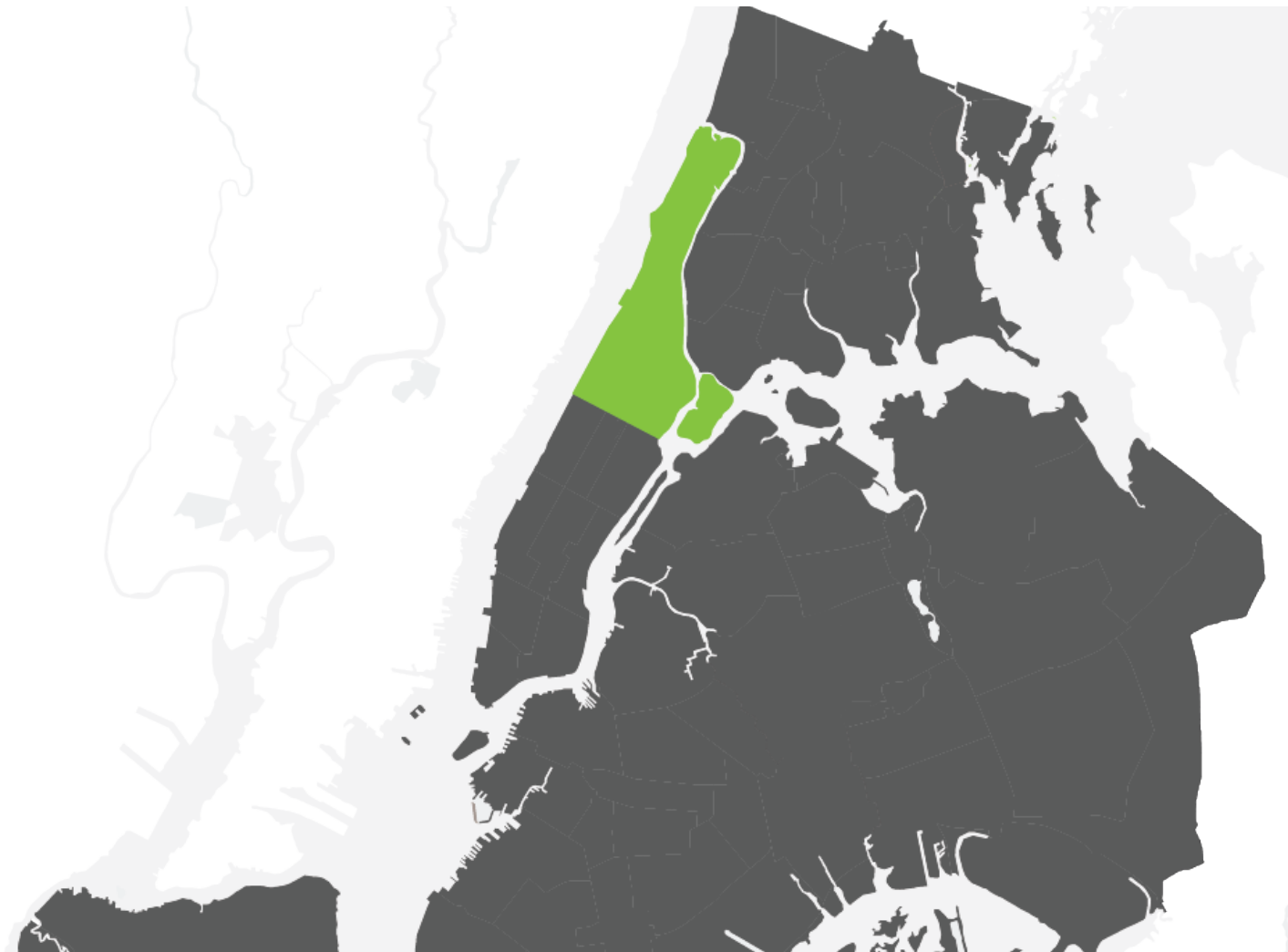
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UPPER MANHATTAN APRIL 2022 REPORT

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