

An aerial photograph of New York City, showing the dense urban landscape of Midtown and the Upper East Side, with Central Park visible on the right. The image is in black and white, with a dark overlay for the text.

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE JULY 2022 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$135.37M

\$ VOLUME SOLD

200

UNITS SOLD

79,969

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1020-1024 3rd Avenue	\$24,000,000	Lenox Hill	Development	*53,449 BSF
2	3 Building Package	\$16,300,000	Yorkville	Multi-Family	59
3	5 East 63rd Street	\$15,500,000	Lenox Hill	Multi-Family	10
4	1026 3rd Avenue	\$9,750,000	Lenox Hill	Mixed Use	2
5	1330 Broadway	\$9,700,000	Koreatown	Retail	1
6	24 East 73rd Street	\$9,267,000	Lenox Hill	Mixed Use	8
7	1571-1573 3rd Avenue	\$9,025,000	Yorkville	Mixed Use	21
8	1477 3rd Avenue	\$8,500,000	Yorkville	Development	*26,520 BSF
9	829 9th Avenue	\$7,050,000	Clinton - Hell's Kitchen	Mixed Use	20
10	437 West 46th Street	\$7,000,000	Clinton - Hell's Kitchen	Multi-Family	20

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



1020-1024 3RD AVE



PART OF A
3 BUILDING PACKAGE



5 EAST 63RD ST



1026 3RD AVE

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

JULY 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2022 - JULY 31, 2022

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

Neighborhoods: 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 East Side, Upper West Side, Yorkville

MONTH OVER MONTH

COMPARED TO JUNE 2022

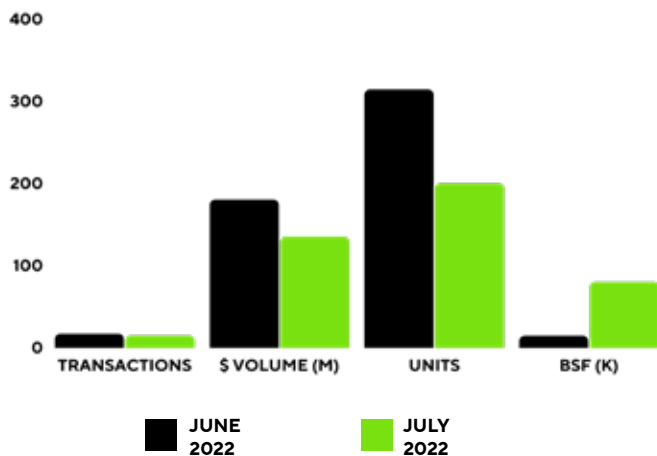
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	17	\$179,520,242	314	15,050
JULY 2022	15	\$135,367,000	200	79,969
% of CHANGE	↓ -12% MoM	↓ -25% MoM	↓ -36% MoM	↑ +431% MoM

YEAR OVER YEAR

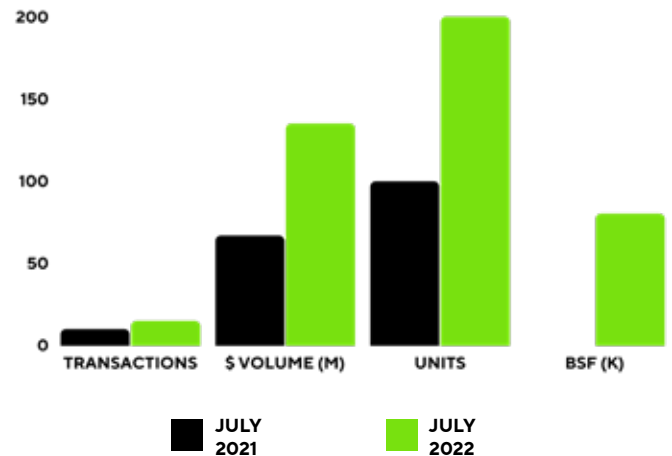
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	10	\$67,447,800	100	0
JULY 2022	15	\$135,367,000	200	79,969
% of CHANGE	↑ +50% YoY	↑ +101% YoY	↑ +100% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, Upper East Side, & Upper West Side Team For More Information

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THE MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE TEAM

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