



UPPER MANHATTAN MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN JULY 2022 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$71.97M

\$ VOLUME SOLD

347

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	9 Building Portfolio	\$32,000,000	Harlem	Mixed Use	240
2	17-27 West 125th Street	\$21,224,649	Harlem	Mixed Use	57
3	10 West 130th Street	\$3,850,000	Harlem	Multi-Family	4
4	167 East 102nd Street	\$3,800,000	Harlem - East	Multi-Family	14
5	2034 3rd Avenue	\$3,600,000	Harlem - East	Mixed Use	5
6	1565 Lexington Avenue	\$3,094,227	Harlem - East	Mixed Use	15
7	1886-1888 Park Avenue	\$2,550,000	Harlem - East	Mixed Use	8
8	1986 Amsterdam Avenue	\$1,850,000	Washington Heights	Mixed Use	4

*Development Site / Buildable Square Footage



PART OF A
9 BUILDING PORTFOLIO



17-27 WEST 125TH ST



10 WEST 130TH ST



167 EAST 102ND ST

UPPER MANHATTAN

JULY 2022 MARKET ANALYSIS

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

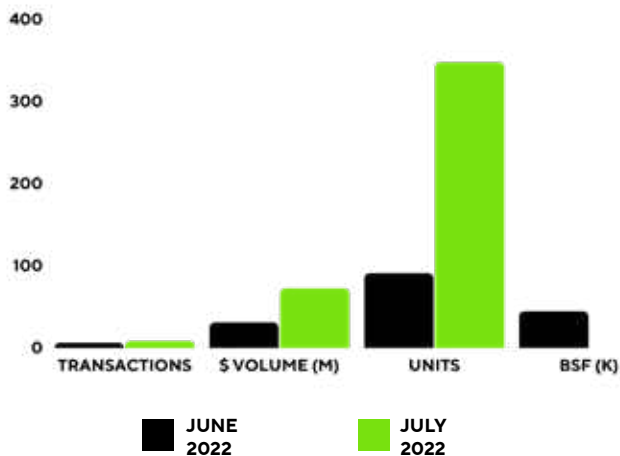
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	6	\$30,873,575	91	43,875
JULY 2022	8	\$71,968,876	347	0
% of CHANGE	↑+33% MoM	↑+133% MoM	↑+281% MoM	↓-100% MoM

YEAR OVER YEAR

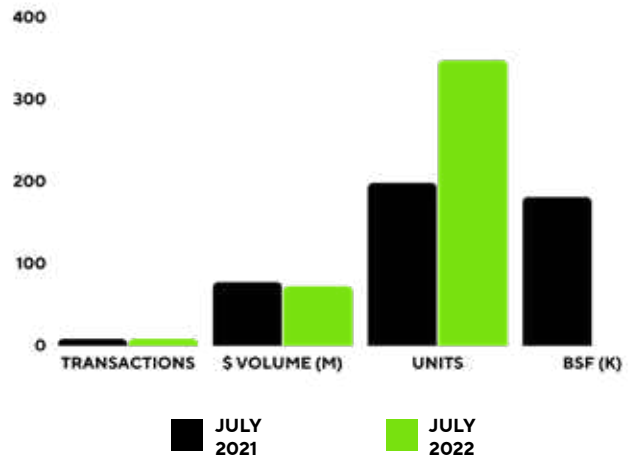
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	8	\$76,676,614	198	179,920
JULY 2022	8	\$71,968,876	347	0
% of CHANGE	N/A	↓-6% YoY	↑+75% YoY	↓-100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team For More Information

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