

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

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

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

7

TRANSACTIONS SOLD

\$35.81M

\$ VOLUME SOLD

48

UNITS SOLD

0

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|---|----------------------|-------------|---------------------------------|--------------|-------|
| 1 | 1672 3rd Avenue | \$6,725,000 | Carnegie Hill | Mixed Use | 17 |
| 2 | 136 East 30th Street | \$6,190,000 | Kips Bay | Multi-Family | 5 |
| 3 | 160 West 54th Street | \$6,000,000 | Theatre District - Times Square | Mixed Use | 7 |
| 4 | 138 East 74th Street | \$4,950,000 | Lenox Hill | Mixed Use | 4 |
| 5 | 355 East 50th Street | \$4,425,000 | Turtle Bay | Mixed Use | 8 |
| 6 | 65 West 83rd Street | \$4,425,000 | Upper West Side | Multi-Family | 5 |
| 7 | 130 West 95th Street | \$3,098,250 | Upper West Side | Multi-Family | 2 |

*Development Site / Buildable Square Footage



MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

AUGUST 2022 MARKET ANALYSIS

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

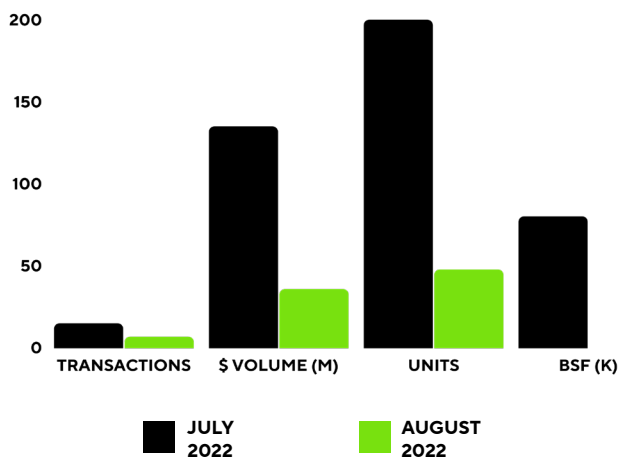
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|------------|-------------|
| JULY 2022 | 15 | \$135,367,000 | 200 | 79,969 |
| AUGUST 2022 | 7 | \$35,813,250 | 48 | 0 |
| % of CHANGE | ↓ -53% MoM | ↓ -74% MoM | ↓ -76% MoM | ↓ -100% MoM |

YEAR OVER YEAR

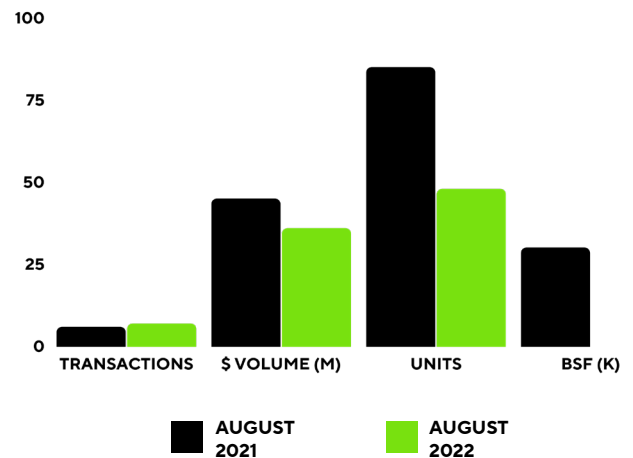
COMPARED TO AUGUST 2021

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|------------|-------------|
| AUGUST 2021 | 6 | \$45,310,000 | 85 | 29,779 |
| AUGUST 2022 | 7 | \$35,813,250 | 48 | 0 |
| % of CHANGE | ↑ +17% YoY | ↓ -21% YoY | ↓ -44% YoY | ↓ -100% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



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

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MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE AUGUST 2022 REPORT

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

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