



UPPER MANHATTAN MARKET REPORT

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN AUGUST 2022 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$28.48M

\$ VOLUME SOLD

42

UNITS SOLD

74,303

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	218 West 147th Street	\$14,583,682	Harlem	Development	*33,863 BSF
2	3801 Broadway	\$8,700,000	Washington Heights	Development	*40,440 BSF
3	57-61 East 129th Street	\$3,700,000	Harlem - East	Multi-Family	25
4	11 Mount Morris Park West	\$1,500,000	Harlem	Multi-Family	17

*Development Site / Buildable Square Footage



UPPER MANHATTAN

AUGUST 2022 MARKET ANALYSIS

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

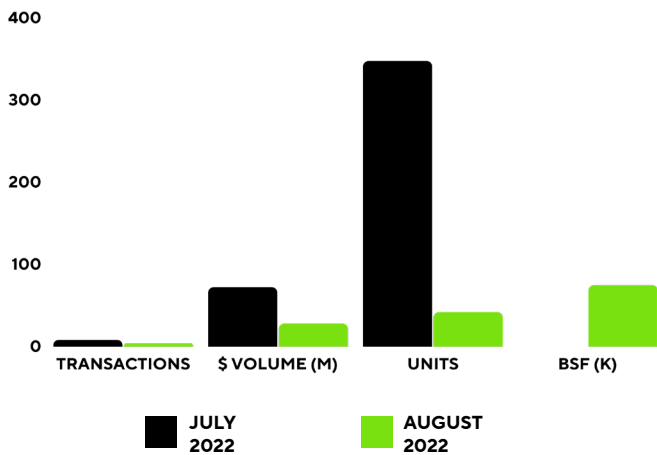
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	8	\$71,968,876	347	0
AUGUST 2022	4	\$28,483,682	42	74,303
% of CHANGE	↓-50% MoM	↓-60% MoM	↓-88% MoM	N/A

YEAR OVER YEAR

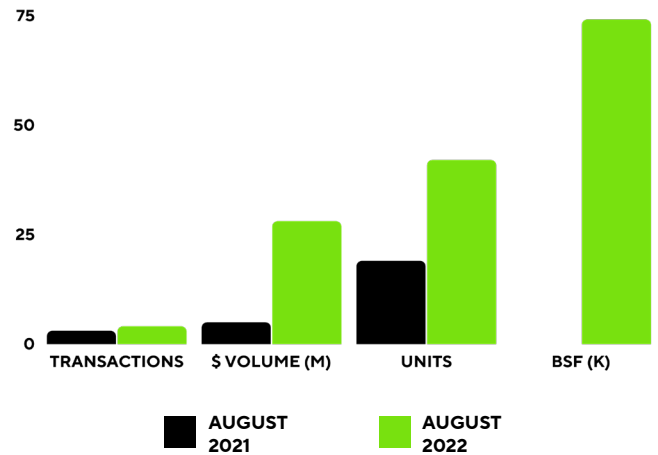
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	3	\$4,897,000	19	0
AUGUST 2022	4	\$28,483,682	42	74,303
% of CHANGE	↑+33% YoY	↑+482% YoY	↑+121% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team For More Information

DEREK BESTREICH 718.360.8802 LUKE SPROVIERO 718.360.8803 STEVE REYNOLDS 718.360.8807 BRIAN DAVILA 718.360.8849 SAMANTHA KATZ 718.360.4834

IPRG

UPPER MANHATTAN AUGUST 2022 REPORT

THE UPPER MANHATTAN TEAM

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**LUKE
SPROVIERO**
718.360.8803
luke@iprg.com

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**SAMANTHA
KATZ**
718.360.4834
skatz@iprg.com

718.360.8801

www.IPRG.com