

An aerial, black and white photograph of New York City. The top half shows a wide view of the city skyline with the Hudson River on the left and Central Park on the right. The bottom half is a closer, high-angle view of several tall apartment buildings, with Central Park's dense trees visible to the right.

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

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q3 2022 MULTIFAMILY METRICS

### 20

TRANSACTIONS SOLD

### \$129.23M

\$ VOLUME SOLD

### 339

UNITS SOLD



PART OF 3 BUILDING PKG



5 EAST 63RD ST



111 EAST 38TH ST



541 WEST 49TH ST

|    | ADDRESS                   | PRICE        | NEIGHBORHOOD             | UNITS |
|----|---------------------------|--------------|--------------------------|-------|
| 1  | 3 Building Package        | \$16,300,000 | Yorkville                | 59    |
| 2  | 5 East 63rd Street        | \$15,500,000 | Lenox Hill               | 10    |
| 3  | 111 East 38th Street      | \$10,300,000 | Murray Hill              | 20    |
| 4  | 541 West 49th Street      | \$9,500,000  | Clinton - Hell's Kitchen | 66    |
| 5  | 170-172 West 109th Street | \$7,500,000  | Manhattan Valley         | 30    |
| 6  | 437 West 46th Street      | \$7,000,000  | Clinton - Hell's Kitchen | 20    |
| 7  | 215 West 109th Street     | \$7,000,000  | Manhattan Valley         | 25    |
| 8  | 136 East 30th Street      | \$6,190,000  | Kips Bay                 | 5     |
| 9  | 135 West 74th Street      | \$4,950,000  | Upper West Side          | 10    |
| 10 | 418 West 51st Street      | \$4,800,000  | Clinton - Hell's Kitchen | 4     |
| 11 | 12 Henderson Place        | \$4,740,000  | Yorkville                | 1     |
| 12 | 515 West 48th Street      | \$4,550,000  | Clinton - Hell's Kitchen | 20    |
| 13 | 344 West 84th Street      | \$4,495,000  | Upper West Side          | 2     |
| 14 | 65 West 83rd Street       | \$4,425,000  | Upper West Side          | 5     |
| 15 | 167 West 85th Street      | \$4,350,000  | Upper West Side          | 11    |
| 16 | 317 East 78th Street      | \$4,000,000  | Lenox Hill               | 16    |
| 17 | 145 East 30th Street      | \$3,450,000  | Kips Bay                 | 18    |
| 18 | 322 East 79th Street      | \$3,450,000  | Lenox Hill               | 10    |
| 19 | 447 West 51st Street      | \$3,425,000  | Clinton - Hell's Kitchen | 5     |
| 20 | 130 West 95th Street      | \$3,098,250  | Upper West Side          | 2     |

Multifamily Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q3 2022 MIXED-USE METRICS

# 11

TRANSACTIONS SOLD

# \$68.7M

\$ VOLUME SOLD

# 108

UNITS SOLD



1026 3RD AVE



24 EAST 73RD ST



1571-1573 3RD AVE



829 9TH AVE

|    | ADDRESS              | PRICE       | NEIGHBORHOOD                    | UNITS |
|----|----------------------|-------------|---------------------------------|-------|
| 1  | 1026 3rd Avenue      | \$9,750,000 | Lenox Hill                      | 2     |
| 2  | 24 East 73rd Street  | \$9,267,000 | Lenox Hill                      | 8     |
| 3  | 1571-1573 3rd Avenue | \$9,025,000 | Yorkville                       | 21    |
| 4  | 829 9th Avenue       | \$7,050,000 | Clinton - Hell's Kitchen        | 20    |
| 5  | 1672 3rd Avenue      | \$6,725,000 | Carnegie Hill                   | 17    |
| 6  | 160 West 54th Street | \$6,000,000 | Theatre District - Times Square | 7     |
| 7  | 1435 2nd Avenue      | \$5,820,000 | Lenox Hill                      | 7     |
| 8  | 138 East 74th Street | \$4,950,000 | Lenox Hill                      | 4     |
| 9  | 355 East 50th Street | \$4,425,000 | Turtle Bay                      | 8     |
| 10 | 954 2nd Avenue       | \$3,200,000 | Turtle Bay                      | 7     |
| 11 | 338 West 46th Street | \$2,491,000 | Clinton - Hell's Kitchen        | 7     |

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 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

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q3 2022 DEVELOPMENT SITE METRICS

**2**

TRANSACTIONS SOLD

**\$32.5M**

\$ VOLUME SOLD

**79,969**

BUILDABLE SF SOLD



1020-1024 3RD AVE



1477 3RD AVE

|   | ADDRESS              | PRICE        | NEIGHBORHOOD | BUILDABLE SF |
|---|----------------------|--------------|--------------|--------------|
| 1 | 1020-1024 3rd Avenue | \$24,000,000 | Lenox Hill   | 53,449       |
| 2 | 1477 3rd Avenue      | \$8,500,000  | Yorkville    | 26,520       |

**Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022**

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**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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q3 2022 RETAIL & OFFICE METRICS

**3**

TRANSACTIONS SOLD

**\$16.37M**

\$ VOLUME SOLD

**5**

UNITS SOLD



|   | ADDRESS                  | PRICE       | NEIGHBORHOOD             | UNITS |
|---|--------------------------|-------------|--------------------------|-------|
| 1 | 1330 Broadway            | \$9,700,000 | Koreatown                | 1     |
| 2 | 605 West 45th Street     | \$4,500,000 | Clinton - Hell's Kitchen | 2     |
| 3 | 254-258 West 27th Street | \$2,165,000 | Chelsea                  | 2     |

Retail & Office Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2022 - September 30, 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

### Q3 2022 COMPLETE MARKET METRICS

# 36

TRANSACTIONS SOLD  
+16% YoY

# \$246.59M

\$ VOLUME SOLD  
+2% YoY

# 452

UNITS SOLD  
+15% YoY

# 79,969

BUILDABLE SF SOLD  
+169% YoY

## PRICE ANALYSIS BY TERRITORY

### MIDTOWN

|         | MULTIFAMILY        | MIXED-USE          | DEVELOPMENT   | RETAIL & OFFICE       |
|---------|--------------------|--------------------|---------------|-----------------------|
| \$/SF   | \$692 +11% YoY     | \$757 -4% YoY      | N/A -100% YoY | \$1,354 +90% YoY      |
| \$/UNIT | \$568,888 -17% YoY | \$510,004 -23% YoY | N/A           | \$4,344,167 +195% YoY |

### UPPER EAST SIDE

|         | MULTIFAMILY           | MIXED-USE            | DEVELOPMENT | RETAIL & OFFICE |
|---------|-----------------------|----------------------|-------------|-----------------|
| \$/SF   | \$1,005 +68% YoY      | \$1,143 +13% YoY     | \$385 N/A   | - -100% YoY     |
| \$/UNIT | \$1,432,254 +308% YoY | \$1,487,942 +86% YoY | N/A         | - -100% YoY     |

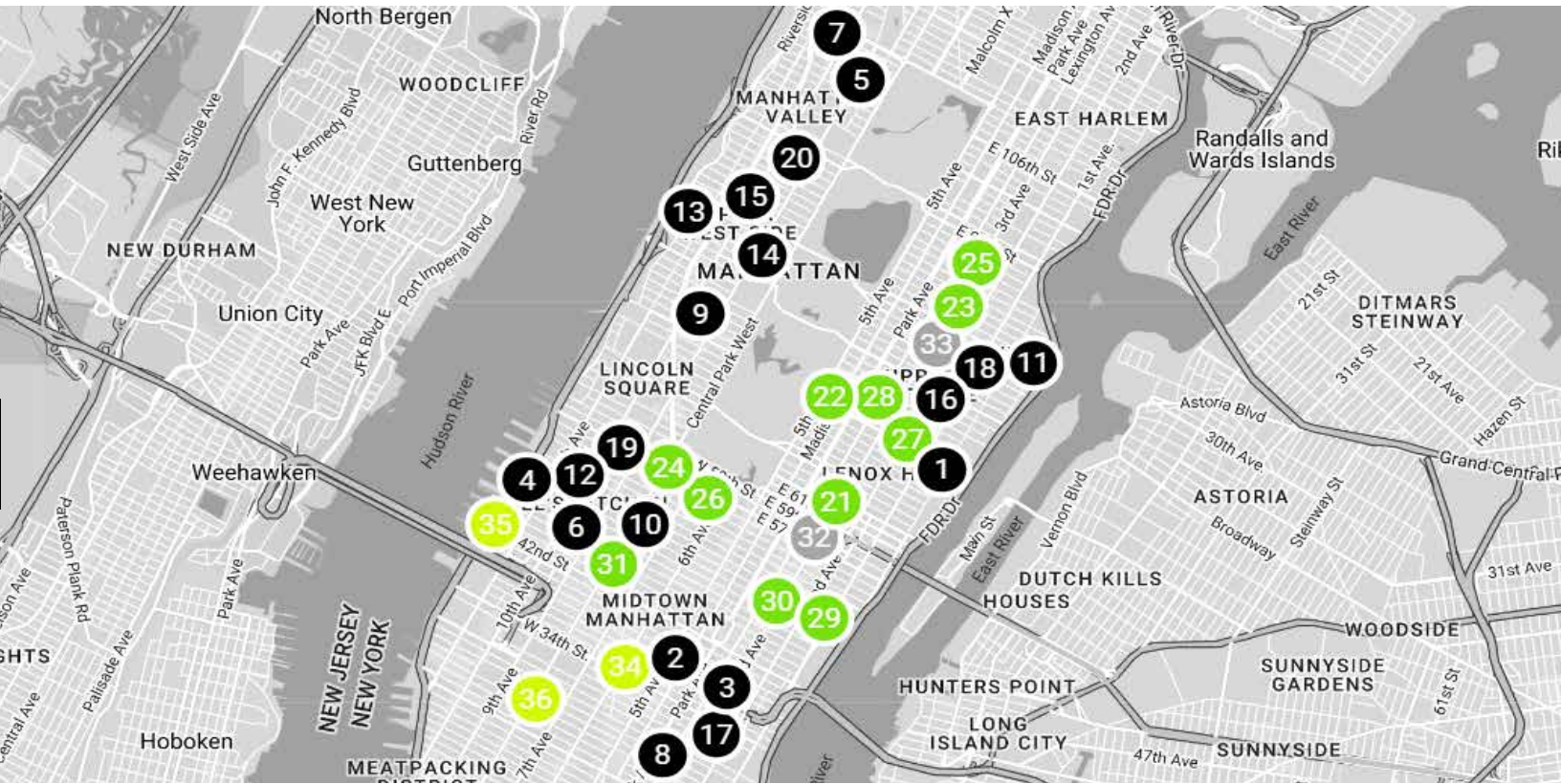
### UPPER WEST SIDE

|         | MULTIFAMILY        | MIXED-USE | DEVELOPMENT | RETAIL & OFFICE |
|---------|--------------------|-----------|-------------|-----------------|
| \$/SF   | \$727 +16% YoY     | - N/A     | - N/A       | - N/A           |
| \$/UNIT | \$871,726 +34% YoY | - N/A     | N/A         | - N/A           |

\*Development Site / Buildable Square Footage

# MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

## Q3 2022 MARKET MAP



### MULTIFAMILY

- 1 3 Building Package
- 2 5 East 63rd Street
- 3 111 East 38th Street
- 4 541 West 49th Street
- 5 170-172 West 109th Street
- 6 437 West 46th Street
- 7 215 West 109th Street
- 8 136 East 30th Street
- 9 135 West 74th Street
- 10 418 West 51st Street
- 11 12 Henderson Place
- 12 515 West 48th Street
- 13 344 West 84th Street
- 14 65 West 83rd Street
- 15 167 West 85th Street
- 16 317 East 78th Street
- 17 145 East 30th Street
- 18 322 East 79th Street
- 19 447 West 51st Street
- 20 130 West 95th Street

### MIXED USE

- 21 1026 3rd Avenue
- 22 24 East 73rd Street
- 23 1571-1573 3rd Avenue
- 24 829 9th Avenue
- 25 1672 3rd Avenue
- 26 160 West 54th Street
- 27 1435 2nd Avenue
- 28 138 East 74th Street
- 29 355 East 50th Street
- 30 954 2nd Avenue
- 31 338 West 46th Street

### DEVELOPMENT SITES

- 32 1020-1024 3rd Avenue
- 33 1477 3rd Avenue

### RETAIL & OFFICE

- 34 1330 Broadway
- 35 605 West 45th Street
- 36 254-258 West 27th Street

CONTACT THE **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE** TEAM FOR  
MORE INFORMATION

**ADAM  
LOBEL**  
718.360.8815  
adam@iprg.com

**ZACHARY  
ZISKIN**  
718.360.0969  
zziskin@iprg.com

**JUSTIN  
ZEITCHIK**  
718.360.8827  
jzeitichik@iprg.com

**COOPER  
BEITMAN**  
718.360.4664  
cbeitman@iprg.com

**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**