

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, angled view of several tall apartment buildings. A black horizontal bar is overlaid across the middle of the image, containing the main title in white text. Below the bar is a bright green horizontal bar containing the date 'Q4 2022' in white text. At the very bottom, the company name 'INVESTMENT PROPERTY REALTY GROUP' is written in white text.

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

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q4 2022 MULTIFAMILY METRICS

18

TRANSACTIONS SOLD

\$103.81M

\$ VOLUME SOLD

205

UNITS SOLD



174-176 EAST 85TH ST



182 EAST 64TH ST



120 EAST 78TH ST



427 EAST 80TH ST

| | ADDRESS | PRICE | NEIGHBORHOOD | UNITS |
|----|--------------------------|--------------|--------------------------|-------|
| 1 | 174-176 East 85th Street | \$16,500,000 | Carnegie Hill | 40 |
| 2 | 182 East 64th Street | \$9,700,000 | Lenox Hill | 4 |
| 3 | 120 East 78th Street | \$9,250,000 | Lenox Hill | 2 |
| 4 | 427 East 80th Street | \$8,937,500 | Yorkville | 20 |
| 5 | 410 West 36th Street | \$6,700,000 | Clinton - Hell's Kitchen | 23 |
| 6 | 447 West 47th Street | \$6,350,000 | Clinton - Hell's Kitchen | 10 |
| 7 | 143 West 95th Street | \$5,600,000 | Upper West Side | 7 |
| 8 | 139 Lexington Avenue | \$4,653,000 | Kips Bay | 2 |
| 9 | 60 West 91st Street | \$4,650,000 | Upper West Side | 9 |
| 10 | 356 West 48th Street | \$4,650,000 | Clinton - Hell's Kitchen | 20 |
| 11 | 223 West 78th Street | \$4,480,000 | Upper West Side | 8 |
| 12 | 342 West 84th Street | \$4,250,000 | Upper West Side | 2 |
| 13 | 220 East 49th Street | \$3,500,000 | Turtle Bay | 10 |
| 14 | 122 East 37th Street | \$3,475,000 | Murray Hill | 6 |
| 15 | 537 West 49th Street | \$2,965,000 | Clinton - Hell's Kitchen | 20 |
| 16 | 243 West 100th Street | \$2,850,000 | Upper West Side | 4 |
| 17 | 313 West 55th Street | \$2,800,000 | Clinton - Hell's Kitchen | 8 |
| 18 | 49 West 71st Street | \$2,500,000 | Lincoln Square | 10 |

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 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

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

Q4 2022 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$126.35M

\$ VOLUME SOLD

254

UNITS SOLD



123 EAST 54TH ST



370 COLUMBUS AVE



PART OF 4 BUILDING PKG



992-998 AMSTERDAM AVE

| | ADDRESS | PRICE | NEIGHBORHOOD | UNITS |
|---|---------------------------------------|--------------|------------------|-------|
| 1 | 123 East 54th Street | \$37,690,000 | Central Midtown | 66 |
| 2 | 370 Columbus Avenue | \$26,400,000 | Upper West Side | 56 |
| 3 | 4 Building Package | \$16,666,667 | Carnegie Hill | 45 |
| 4 | 992-998 Amsterdam Avenue | \$16,200,000 | Manhattan Valley | 46 |
| 5 | 1256-1260 Lexington Avenue | \$13,084,250 | Carnegie Hill | 14 |
| 6 | 1124-1126 3rd Avenue | \$7,900,000 | Lenox Hill | 11 |
| 7 | 125 Lexington Avenue | \$4,400,000 | Kips Bay | 9 |
| 8 | 356 West 37th Street & 478 9th Street | \$4,005,500 | Garment District | 7 |

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 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

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q4 2022 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$25.50M

\$ VOLUME SOLD

49,000

BUILDABLE SF SOLD



ADDRESS

PRICE

NEIGHBORHOOD

BUILDABLE SF

1 609-615 West 46th Street

\$25,500,000

Clinton - Hell's Kitchen

49,000

*Development Site / Buildable Square Footage

Development Site Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 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

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

Q4 2022 RETAIL & OFFICE METRICS

5

TRANSACTIONS SOLD

\$70.03M

\$ VOLUME SOLD

38

UNITS SOLD



260 WEST 36TH ST



833 MADISON AVE



43 WEST 46TH ST



730 LEXINGTON AVE

| | ADDRESS | PRICE | NEIGHBORHOOD | UNITS |
|---|----------------------|--------------|------------------|-------|
| 1 | 260 West 36th Street | \$33,000,000 | Garment District | 12 |
| 2 | 833 Madison Avenue | \$17,500,000 | Lenox Hill | 16 |
| 3 | 43 West 46th Street | \$7,225,000 | Central Midtown | 5 |
| 4 | 730 Lexington Avenue | \$6,500,000 | Central Midtown | 1 |
| 5 | 111 East 29th Street | \$5,800,000 | NoMad | 4 |

Retail & Office Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 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

Q4 2022 COMPLETE MARKET METRICS

32

TRANSACTIONS SOLD
-50% YoY

\$325.68M

\$ VOLUME SOLD
-47% YoY

497

UNITS SOLD
-47% YoY

49,000

BUILDABLE SF SOLD
-67% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

| | MULTIFAMILY | MIXED-USE | DEVELOPMENT | RETAIL & OFFICE |
|---------|--------------------|--------------------|----------------|----------------------|
| \$/SF | \$659 -32% YoY | \$653 -16% YoY | \$520 +16% YoY | \$917 -44% YoY |
| \$/UNIT | \$614,090 -75% YoY | \$521,821 -46% YoY | N/A | \$3,036,250 -74% YoY |

UPPER EAST SIDE

| | MULTIFAMILY | MIXED-USE | DEVELOPMENT | RETAIL & OFFICE |
|---------|-----------------------|--------------------|-------------|----------------------|
| \$/SF | \$1,072 +50% YoY | \$911 +65% YoY | - -100% YoY | \$1,881 -22% YoY |
| \$/UNIT | \$1,977,344 +268% YoY | \$674,380 +73% YoY | N/A | \$1,093,750 -89% YoY |

UPPER WEST SIDE

| | MULTIFAMILY | MIXED-USE | DEVELOPMENT | RETAIL & OFFICE |
|---------|--------------------|--------------------|-------------|-----------------|
| \$/SF | \$822 +14% YoY | \$602 -19% YoY | - N/A | - N/A |
| \$/UNIT | \$827,361 +57% YoY | \$411,801 -39% YoY | N/A | - N/A |

*Development Site / Buildable Square Footage

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

Q4 2022 MARKET MAP



MULTIFAMILY

- 1 174-176 East 85th Street
- 2 182 East 64th Street
- 3 120 East 78th Street
- 4 427 East 80th Street
- 5 410 West 36th Street
- 6 447 West 47th Street
- 7 143 West 95th Street
- 8 139 Lexington Avenue
- 9 60 West 91st Street
- 10 356 West 48th Street
- 11 223 West 78th Street
- 12 342 West 84th Street
- 13 220 East 49th Street
- 14 122 East 37th Street
- 15 537 West 49th Street
- 16 243 West 100th Street
- 17 313 West 55th Street
- 18 49 West 71st Street

MIXED USE

- 19 123 East 54th Street
- 20 370 Columbus Avenue
- 21 4 Building Package
- 22 992-998 Amsterdam Avenue
- 23 1256-1260 Lexington Avenue
- 24 1124-1126 3rd Avenue
- 25 125 Lexington Avenue
- 26 356 West 37th Street & 478 9th Street

DEVELOPMENT SITES

- 27 609-615 West 46th Street

RETAIL & OFFICE

- 28 260 West 36th Street
- 29 833 Madison Avenue
- 30 43 West 46th Street
- 31 730 Lexington Avenue
- 32 111 East 29th Street

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

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES