



UPPER MANHATTAN MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN Q3 MULTIFAMILY METRICS

10

TRANSACTIONS SOLD

\$29.74M

\$ VOLUME SOLD

165

UNITS SOLD



610-612 RIVERSIDE DR



10 WEST 130TH ST



167 EAST 102ND ST



57-61 EAST 129TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	610-612 Riverside Drive	\$8,675,000	Harlem	56
2	10 West 130th Street	\$3,850,000	Harlem	4
3	167 East 102nd Street	\$3,800,000	Harlem - East	14
4	57-61 East 129th Street	\$3,700,000	Harlem - East	25
5	711 West 180th Street	\$2,900,000	Washington Heights	20
6	286 West 137th Street	\$1,775,000	Harlem	4
7	11 Mount Morris Park West	\$1,500,000	Harlem	17
8	946 Saint Nicholas Avenue	\$1,317,500	Washington Heights	8
9	467 West 147th Street	\$1,120,000	Harlem	6
10	130 West 136th Street	\$1,100,000	Harlem	11

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

UPPER MANHATTAN

Q3 MIXED-USE METRICS

7

TRANSACTIONS SOLD

\$70.32M

\$ VOLUME SOLD

351

UNITS SOLD



PART OF 9 BLDG PORTFOLIO



17-27 WEST 125TH ST



61-63 EAST 125TH ST



2034 3RD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	9 Building Portfolio	\$32,000,000	Harlem	240
2	17-27 West 125th Street	\$21,224,649	Harlem	57
3	61-63 East 125th Street	\$6,000,000	Harlem - East	22
4	2034 3rd Avenue	\$3,600,000	Harlem - East	5
5	1565 Lexington Avenue	\$3,094,227	Harlem - East	15
6	1886-1888 Park Avenue	\$2,550,000	Harlem - East	8
7	1986 Amsterdam Avenue	\$1,850,000	Washington Heights	4

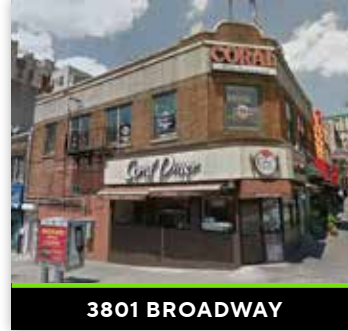
Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

UPPER MANHATTAN Q3 DEVELOPMENT SITE METRICS

2 **\$23.28M** **74,303**
TRANSACTIONS SOLD \$ VOLUME SOLD BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	218 West 147th Street	\$14,583,682	Harlem	33,863
2	3801 Broadway	\$8,700,000	Washington Heights	40,440

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

Q3 2022 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD
+19% YoY

\$123.34M

\$ VOLUME SOLD
+20% YoY

516

UNITS SOLD
+78% YoY

74,303

BUILDABLE SF SOLD
-59% YoY

PRICE ANALYSIS BY TERRITORY

UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$378 -11% YoY	\$446 0% YoY	\$323 +124% YoY
\$/UNIT	\$266,518 -18% YoY	\$355,136 +64% YoY	N/A

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 610-612 Riverside Drive
- 2 10 West 130th Street
- 3 167 East 102nd Street
- 4 57-61 East 129th Street
- 5 711 West 180th Street
- 6 286 West 137th Street
- 7 11 Mount Morris Park West
- 8 946 Saint Nicholas Avenue
- 9 467 West 147th Street
- 10 130 West 136th Street

MIXED USE

- 11 9 Building Portfolio
- 12 17-27 West 125th Street
- 13 61-63 East 125th Street
- 14 2034 3rd Avenue
- 15 1565 Lexington Avenue
- 16 1886-1888 Park Avenue
- 17 1986 Amsterdam Avenue

DEVELOPMENT SITES

- 18 218 West 147th Street
- 19 3801 Broadway

CONTACT THE **UPPER MANHATTAN** TEAM FOR MORE INFORMATION

**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

1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES