



UPPER MANHATTAN MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN OCTOBER 2022 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$12.80M

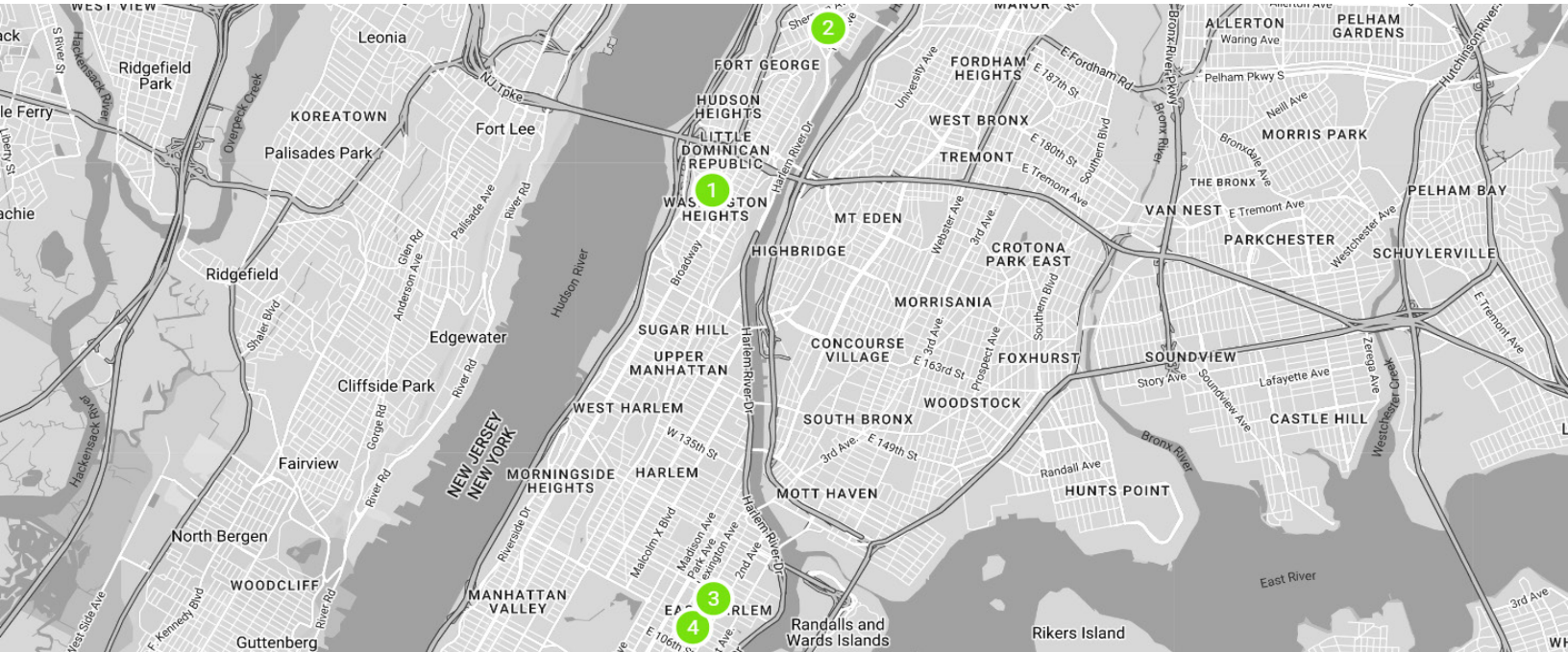
\$ VOLUME SOLD

37

UNITS SOLD

20,000

BUILDABLE SF SOLD

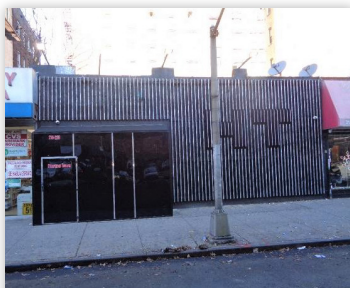


	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	630 West 172nd Street	\$4,155,000	Washington Heights	Multi-Family	25
2	220 Nagle Avenue	\$3,700,000	Inwood	Development	*20,000 BSF
3	217 East 115th Street	\$2,950,000	Harlem - East	Multi-Family	8
4	1995 3rd Avenue	\$1,990,000	Harlem - East	Mixed Use	4

*Development Site / Buildable Square Footage



630 WEST 172ND ST



220 NAGLE AVE



217 EAST 115TH ST



1995 3RD AVE

UPPER MANHATTAN

OCTOBER 2022 MARKET ANALYSIS

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

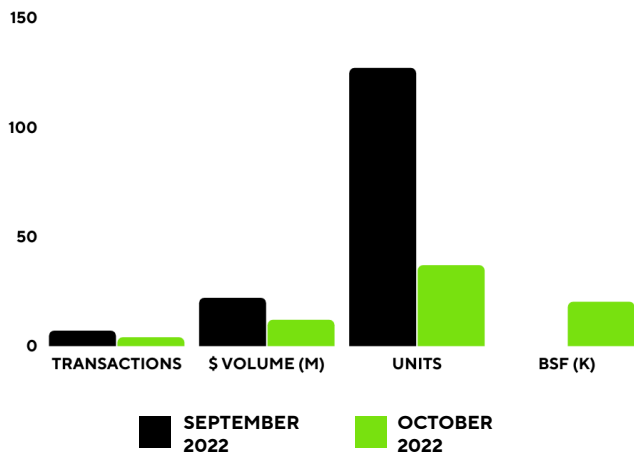
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	7	\$22,887,500	127	-
OCTOBER 2022	4	\$12,795,000	37	20,000
% of CHANGE	↓ -43% MoM	↓ -44% MoM	↓ -71% MoM	N/A

YEAR OVER YEAR

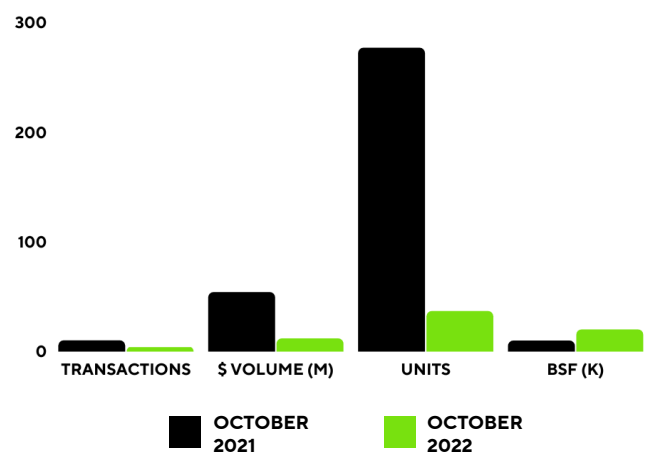
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	10	\$54,472,125	277	10,100
OCTOBER 2022	4	\$12,795,000	37	20,000
% of CHANGE	↓ -60% YoY	↓ -77% YoY	↓ -87% YoY	↑ +98% YoY

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 OCTOBER 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