



UPPER MANHATTAN MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN

FEBRUARY 2023 COMPLETE MARKET METRICS

01

TRANSACTIONS SOLD

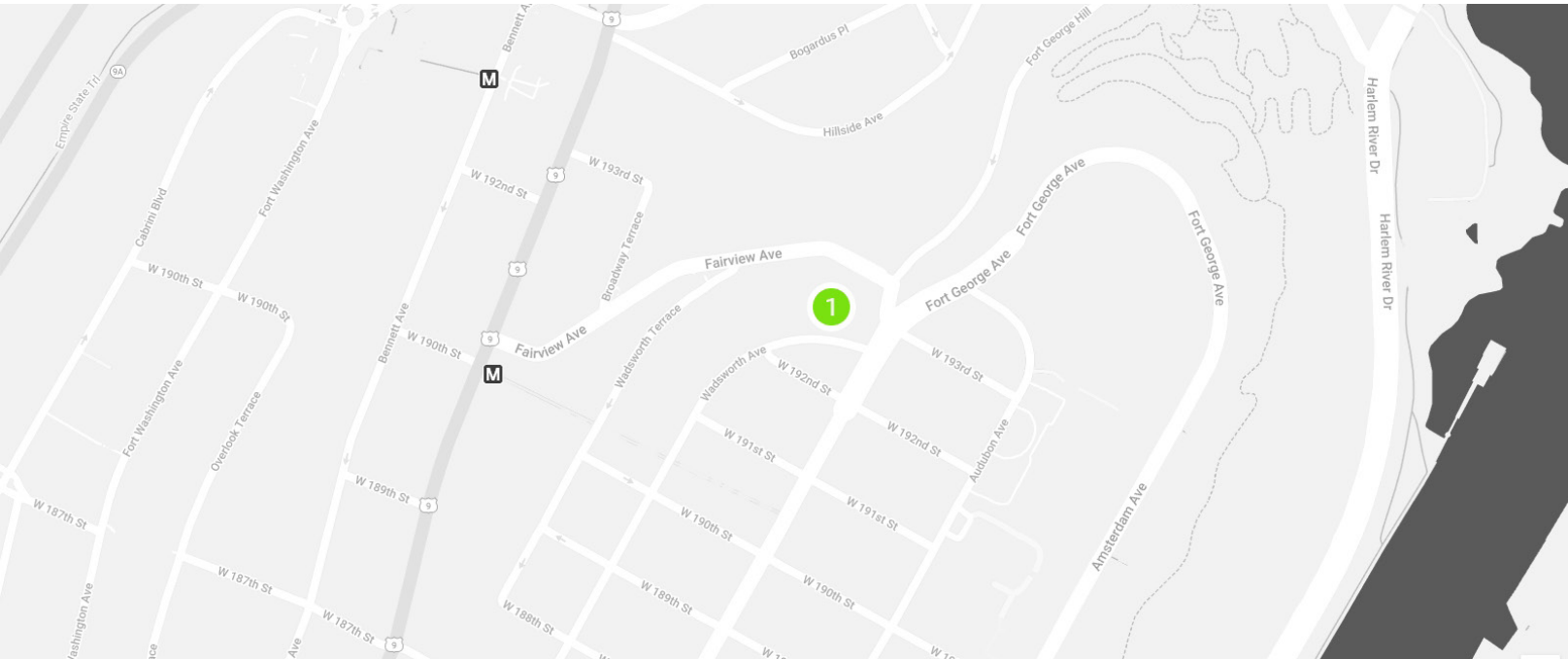
\$6.0M

\$ VOLUME SOLD

42

UNITS SOLD

0

BUILDABLE SF SOLD

ADDRESS	PRICE	NEIGHBORHOOD	ASSETTYPE	UNITS
1 390 Wadsworth Avenue	\$6,000,000	Washington Heights	Multi-Family	42



UPPER MANHATTAN

FEBRUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2023 - FEBRUARY 28, 2023

Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

Neighborhoods: Washington Heights

MONTH OVER MONTH

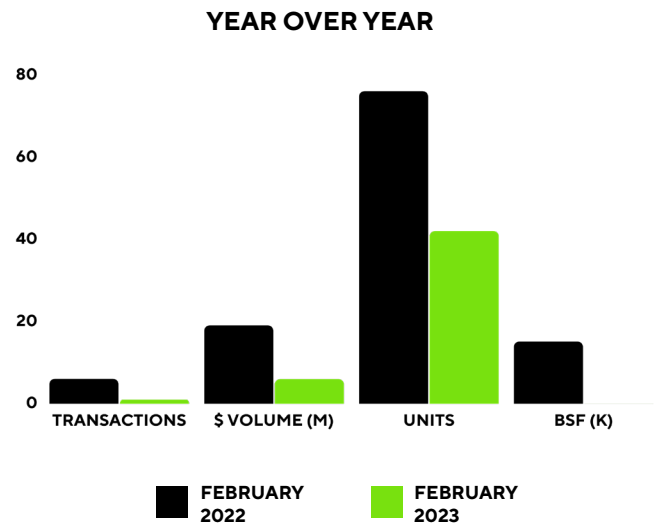
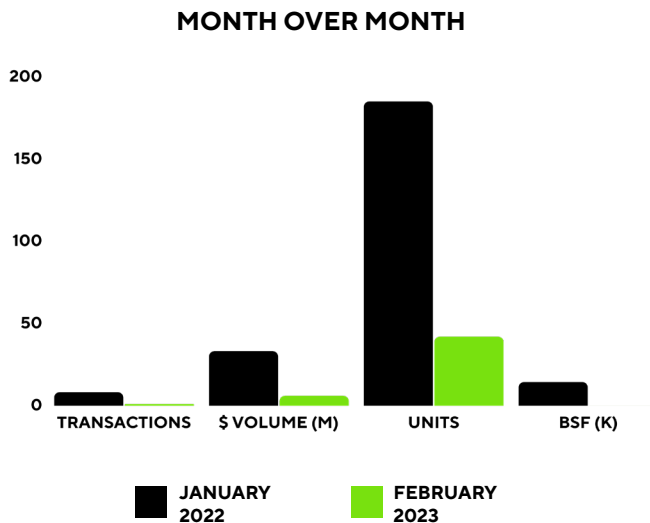
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	8	\$33,207,239	185	14,700
FEBRUARY 2023	1	\$6,000,000	42	0
% of CHANGE	↓ -88% MoM	↓ -82% MoM	↓ -77% MoM	↓ -100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	6	\$19,125,000	76	15,838
FEBRUARY 2023	1	\$6,000,000	42	0
% of CHANGE	↓ -83% YoY	↓ -69% YoY	↓ -45% YoY	↓ -100% YoY



Contact the Upper Manhattan Team For More Information

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UPPER MANHATTAN FEBRUARY 2023 REPORT

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