

An aerial photograph of New York City, showing the dense urban landscape of Midtown and the Upper East Side, with Central Park visible on the right. The image is in black and white, with a dark overlay for the text.

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE FEBRUARY 2023 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$54.46M

\$ VOLUME SOLD

91

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	434-436 East 76th Street	\$9,750,000	Lenox Hill	Multi-Family	43
2	131 West 77th Street	\$8,250,000	Upper West Side	Multi-Family	4
3	459 West 50th Street	\$7,700,000	Clinton - Hell's Kitchen	Mixed Use	8
4	304 8th Avenue	\$7,200,000	Chelsea	Mixed Use	5
5	409 East 51st Street	\$6,875,000	Turtle Bay	Mixed Use	4
6	304 West 102nd Street	\$6,075,000	Upper West Side	Multi-Family	15
7	43 West 54th Street	\$5,000,000	Central Midtown	Mixed Use	8
8	4 West 83rd Street	\$3,610,000	Upper West Side	Multi-Family	4



434-436 EAST 76TH ST



131 WEST 77TH ST



459 WEST 50TH ST



304 8TH AVE

MIDTOWN, UES, UWS

FEBRUARY 2023 MARKET ANALYSIS

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

Zip Codes: 10019, 10021, 10023, 10024, 10025, 10028, 10065, 10069, 10075, 10128

Neighborhoods: Central Midtown, Lenox Hill, Yorkville, Turtle Bay, Clinton - Hell's Kitchen

MONTH OVER MONTH

COMPARED TO JANUARY 2023

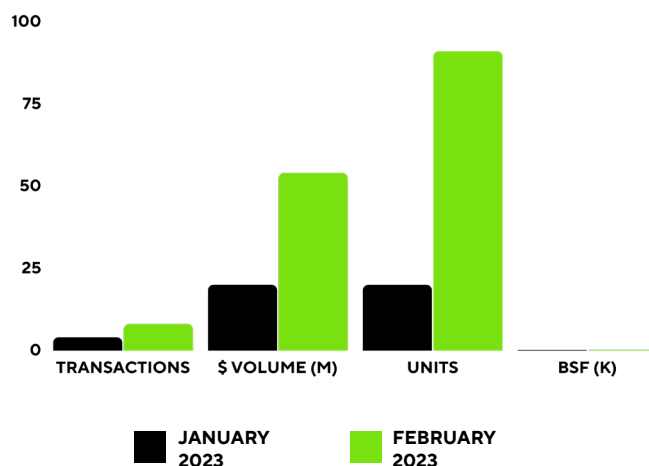
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	4	\$20,877,911	20	0
FEBRUARY 2023	8	\$54,460,000	91	0
% of CHANGE	↑ +100% MoM	↑ +161% MoM	↑ +355% MoM	0% MoM

YEAR OVER YEAR

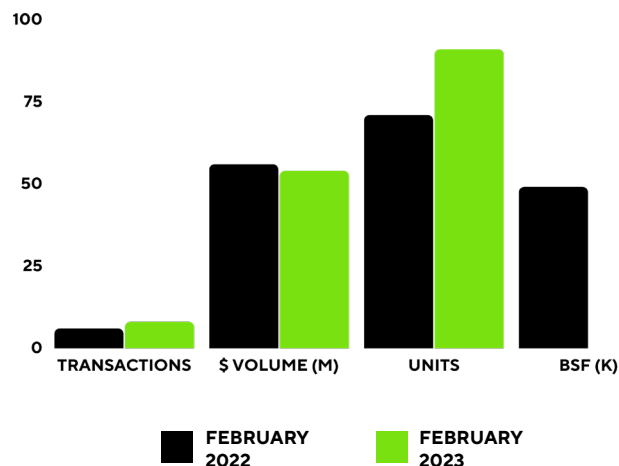
COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	6	\$56,065,000	71	49,238
FEBRUARY 2023	8	\$54,460,000	91	0
% of CHANGE	↑ +33% YoY	↓ -3% YoY	↑ +28% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team For More Information

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IPRG

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE FEBRUARY 2023 REPORT

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