

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**

**JANUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE JANUARY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$20.88M

\$ VOLUME SOLD

20

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	421 9th Avenue	\$7,000,000	Chelsea	Retail	2
2	43 West 75th Street	\$5,800,000	Upper West Side	Multi-Family	10
3	409 East 58th Street	\$4,600,000	Sutton Place	Multi-Family	3
4	308 West 78th Street	\$3,477,911	Upper West Side	Multi-Family	5



421 9TH AVENUE



43 WEST 75TH STREET



409 EAST 58TH STREET



308 WEST 78TH STREET

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## JANUARY 2023 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2023 - JANUARY 31, 2023**

**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

### MONTH OVER MONTH

COMPARED TO DECEMBER 2022

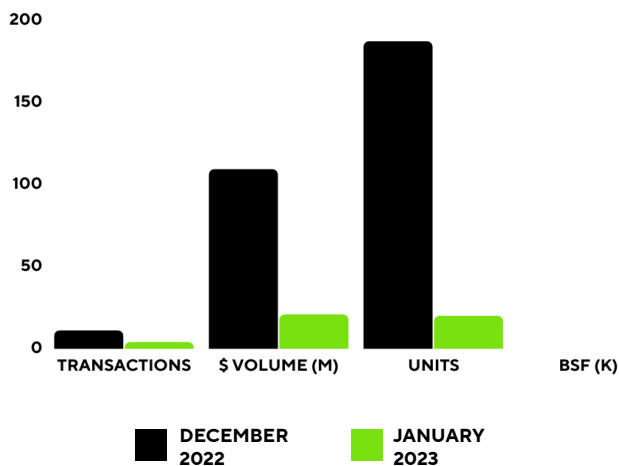
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>DECEMBER 2022</b>	11	\$109,154,250	187	0
<b>JANUARY 2023</b>	4	\$20,877,911	20	0
<b>% of CHANGE</b>	↓ -64% MoM	↓ -81% MoM	↓ -89% MoM	N/A

### YEAR OVER YEAR

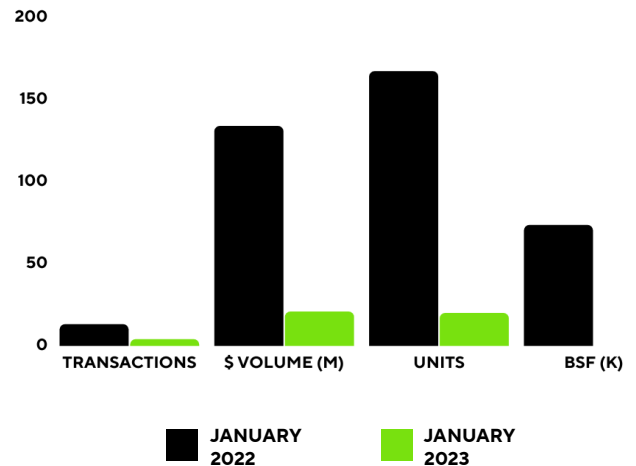
COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JANUARY 2022</b>	13	\$133,685,000	167	73,131
<b>JANUARY 2023</b>	4	\$20,877,911	20	0
<b>% of CHANGE</b>	↓ -69% YoY	↓ -84% YoY	↓ -88% YoY	↓ -100% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



**Contact the Midtown, Upper East Side, & Upper West Side Team For More Information**

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## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE JANUARY 2023 REPORT

### THE MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE TEAM

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