



# UPPER MANHATTAN MARKET REPORT

JANUARY 2023

INVESTMENT PROPERTY REALTY GROUP

## UPPER MANHATTAN JANUARY 2023 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$33.21M

\$ VOLUME SOLD

185

UNITS SOLD

14,700

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	545 Edgecombe Avenue	\$7,000,000	Washington Heights	Multi-Family	48
2	703 West 171st Street	\$6,260,000	Washington Heights	Mixed Use	12
3	617 West 143rd Street	\$6,106,020	Harlem	Multi-Family	35
4	1578 Lexington Avenue	\$5,928,641	Harlem - East	Development	*14,700 BSF
5	638 West 160th Street	\$3,719,978	Washington Heights	Multi-Family	42
6	510 West 146th Street	\$1,574,352	Harlem	Multi-Family	18
7	2 Building Pkg: 163 & 167 E 115th Street	\$1,400,000	Harlem - East	Multi-Family	20
8	376 West 127th Street	\$1,218,248	Harlem	Multi-Family	10

\*Development Site / Buildable Square Footage



545 EDGECOMBE AVE



703 WEST 171ST ST



617 WEST 143RD ST



1578 LEXINGTON AVE

# UPPER MANHATTAN

## JANUARY 2023 MARKET ANALYSIS

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

**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

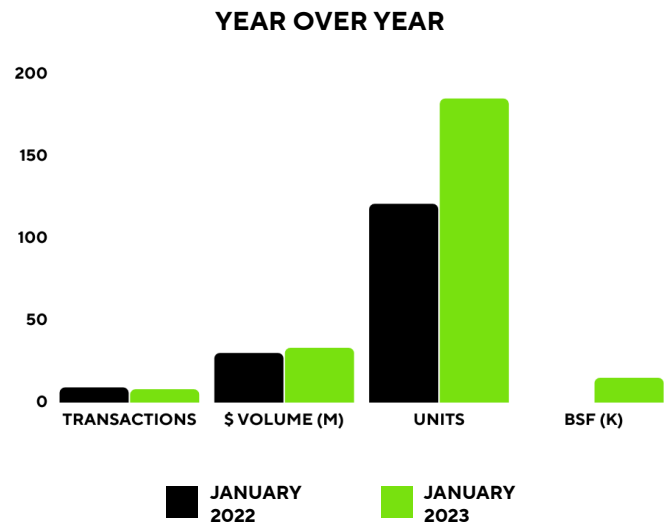
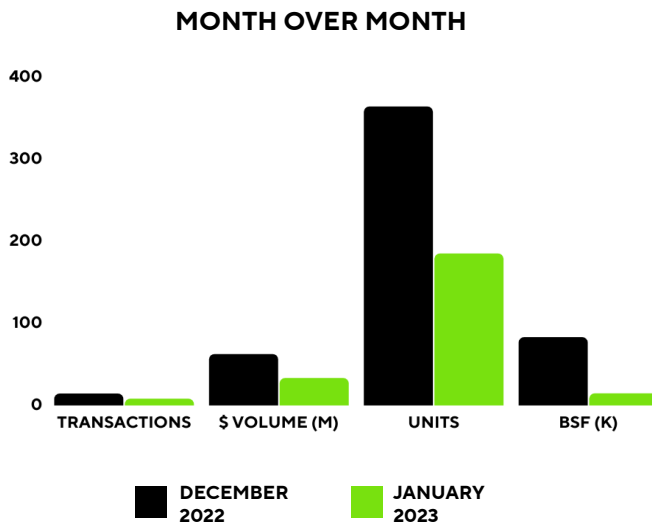
COMPARED TO DECEMBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	14	\$62,238,798	364	82,817
JANUARY 2023	8	\$33,207,239	185	14,700
% of CHANGE	↓ -43% MoM	↓ -47% MoM	↓ -49% MoM	↓ -82% MoM

### YEAR OVER YEAR

COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	9	\$30,001,000	121	0
JANUARY 2023	8	\$33,207,239	185	14,700
% of CHANGE	↓ -11% YoY	↑ +11% YoY	↑ +53% YoY	N/A



**Contact the Upper Manhattan Team For More Information**

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## UPPER MANHATTAN JANUARY 2023 REPORT

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