



UPPER MANHATTAN MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN APRIL 2023 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$35.24M

\$ VOLUME SOLD

151

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	5008 Broadway	\$10,600,000	Inwood	Mixed Use	55
2	4300 Broadway	\$10,412,500	Washington Heights	Mixed Use	56
3	200 Lenox Avenue	\$2,788,425	Harlem	Mixed Use	4
4	500 West 184th Street	\$1,500,000	Washington Heights	Mixed Use	4
5	213 East 120th Street	\$1,150,000	Harlem - East	Mixed Use	5
6	102 West 123rd Street	\$2,900,000	Harlem	Multi-Family	7
7	512 East 119th Street	\$2,310,000	Harlem - East	Multi-Family	4
8	219 West 139th Street	\$1,900,000	Harlem	Multi-Family	6
9	421 West 146th Street	\$1,683,000	Harlem	Multi-Family	10

SELECT SALES ACTIVITY ABOVE



5008 BROADWAY



4300 BROADWAY



200 LENOX AVE



500 WEST 184TH ST

UPPER MANHATTAN

APRIL 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **APRIL 1, 2023 - APRIL 30, 2023**

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

Neighborhoods: Washington Heights

MONTH OVER MONTH

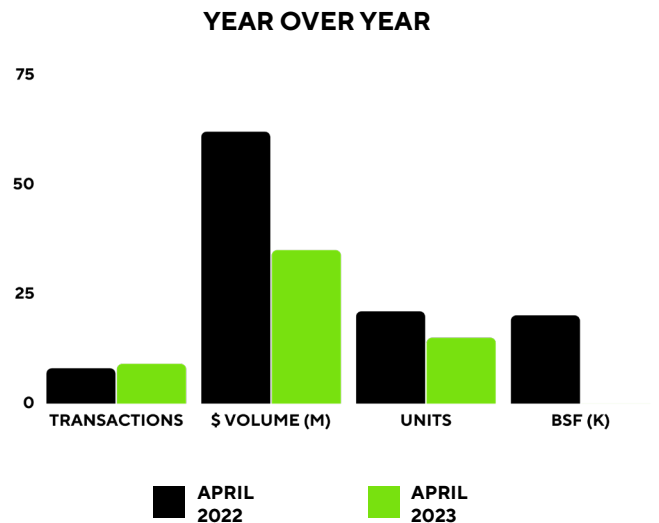
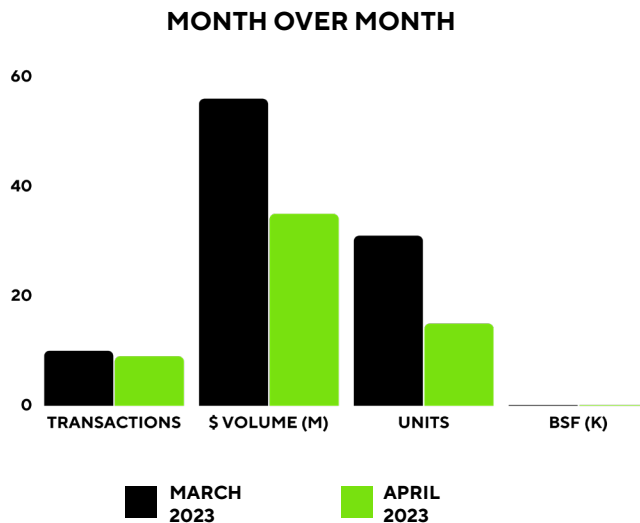
COMPARED TO MARCH 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	10	\$56,294,201	319	0
APRIL 2023	9	\$35,243,925	151	0
% of CHANGE	↓ -10% MoM	↓ -37% MoM	↓ -53% MoM	0% MoM

YEAR OVER YEAR

COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	8	\$62,560,690	218	20,000
APRIL 2023	9	\$35,243,925	151	0
% of CHANGE	↑ +13% YoY	↓ -44% YoY	↓ -31% YoY	↓ -100% YoY



Contact the Upper Manhattan Team For More Information

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