

An aerial, black and white photograph of New York City. The top half shows a wide view of the city skyline with the Hudson River on the left and Central Park on the right. The bottom half is a closer, high-angle view of several tall apartment buildings, with Central Park's dense trees visible to the right.

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE MARKET REPORT

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

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

12

TRANSACTIONS SOLD

\$57.90M

\$ VOLUME SOLD

100

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	444 West 48th Street	\$7,750,000	Clinton - Hell's Kitchen	Multi-Family	36
2	230 West 72nd Street	\$7,500,000	Lincoln Square	Mixed Use	10
3	330 West 87th Street	\$6,250,000	Upper West Side	Multi-Family	6
4	249 West 49th Street	\$5,800,000	Theatre District - Times	Retail	1
5	332 East 74th Street	\$4,750,000	Lenox Hill	Multi-Family	11
6	314 West 51st Street	\$4,750,000	Clinton - Hell's Kitchen	Multi-Family	10
7	101 West 27th Street	\$4,500,000	Chelsea	Mixed Use	5
8	838 2nd Avenue	\$4,200,000	Turtle Bay	Mixed Use	4
9	405 East 57th Street	\$4,000,000	Sutton Place	Mixed Use	3
10	254 West 88th Street	\$3,150,000	Upper West Side	Mixed Use	5

SELECT SALES ACTIVITY ABOVE



444 WEST 48TH ST



230 WEST 72ND ST



330 WEST 87TH ST



249 WEST 49TH ST

MIDTOWN, UES, UWS

APRIL 2023 MARKET ANALYSIS

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

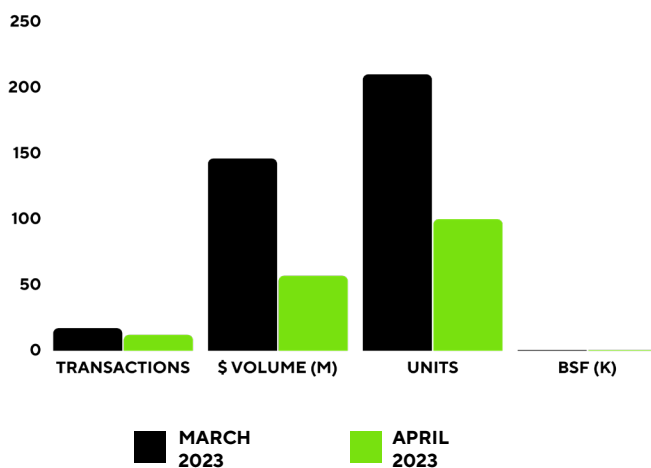
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	17	\$146,059,250	210	0
APRIL 2023	12	\$57,900,000	100	0
% of CHANGE	↓ -29% MoM	↓ -60% MoM	↓ -52% MoM	0% MoM

YEAR OVER YEAR

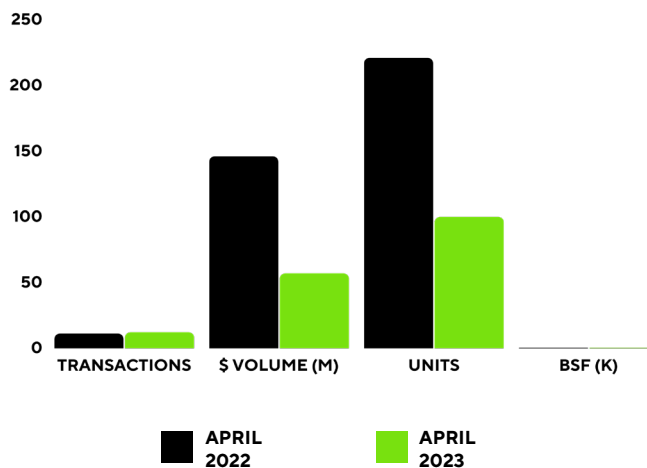
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	11	\$146,425,000	221	0
APRIL 2023	12	\$57,900,000	100	0
% of CHANGE	↑ +9% YoY	↓ -60% YoY	↓ -55% YoY	0% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team For More Information

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A low-angle, black and white photograph of several skyscrapers reaching towards the sky, creating a sense of height and urban density. The buildings are viewed from below, with their lines converging towards the top of the frame.

IPRG

**MIDTOWN, UPPER EAST SIDE,
UPPER WEST SIDE
APRIL 2023 REPORT**

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