



# **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE MARKET REPORT**

**Q1 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q1 2023 MULTIFAMILY METRICS

### 14

TRANSACTIONS SOLD

### \$82.18M

\$ VOLUME SOLD

### 160

UNITS SOLD



14 EAST 69TH ST



434-436 EAST 76TH ST



131 WEST 77TH ST



304 WEST 102ND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	14 East 69th Street	\$18,300,000	Lenox Hill	6
2	434-436 East 76th Street	\$9,750,000	Lenox Hill	43
3	131 West 77th Street	\$8,250,000	Upper West Side	4
4	304 West 102nd Street	\$6,075,000	Upper West Side	15
5	323 West 89th Street	\$6,075,000	Upper West Side	10
6	43 West 75th Street	\$5,800,000	Upper West Side	10
7	409 East 58th Street	\$4,600,000	Sutton Place	3
8	229 East 35th Street	\$4,000,000	Murray Hill	12
9	315 East 58th Street	\$3,700,000	Sutton Place	10
10	4 West 83rd Street	\$3,610,000	Upper West Side	4
11	308 West 78th Street	\$3,477,911	Upper West Side	5
12	117 West 69th Street	\$3,300,000	Lincoln Square	10
13	150 West 76th Street	\$3,000,000	Upper West Side	12
14	57 West 85th Street	\$2,250,000	Upper West Side	16

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q1 2023 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$64.97M

\$ VOLUME SOLD

109

UNITS SOLD



321-325 WEST 42ND ST



1725-1727 2ND AV



459 WEST 50TH ST



304 8TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	321-325 West 42nd Street	\$20,000,000	Clinton - Hell's Kitchen	39
2	1725-1727 2nd Avenue	\$10,000,000	Yorkville	39
3	459 West 50th Street	\$7,700,000	Clinton - Hell's Kitchen	8
4	304 8th Avenue	\$7,200,000	Chelsea	5
5	409 East 51st Street	\$6,875,000	Turtle Bay	4
6	43 West 54th Street	\$5,000,000	Central Midtown	8
7	180 East 94th Street	\$4,400,000	Carnegie Hill	4
8	143 East 62nd Street	\$3,800,000	Lenox Hill	2

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

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

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q1 2023 DEVELOPMENT SITE METRICS

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## TRANSACTIONS SOLD

**\$0M**

**\$ VOLUME SOLD**

O

**BUILDABLE SF SOLD****ADDRESS**

## PRICE

NEIGHBORHOOD

BUILDABLE SF

*Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022*

**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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q1 2023 RETAIL & OFFICE METRICS

6

TRANSACTIONS SOLD

\$67.23M

\$ VOLUME SOLD

50

UNITS SOLD



650 1ST AVE



603 5TH AVE



674 9TH AVE



246 WEST 38TH STR

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	650 1st Avenue	\$33,500,000	Murray Hill	26
2	603 5th Avenue	\$16,250,000	Central Midtown	1
3	674 9th Avenue	\$7,229,250	Clinton - Hell's Kitchen	2
4	246 West 38th Street	\$3,895,000	Garment District	15
5	350 East 85th Street	\$3,500,000	Yorkville	2
6	228 East 51st Street	\$2,860,000	Turtle Bay	4

Retail & Office Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 31, 2022

**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



Q1 2023 COMPLETE MARKET METRICS

28	\$214.39M	319	0
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
-13% YoY	-34% YoY	-14% YoY	-100% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$785 +19% YoY	\$1,225 +88% YoY	\$520 0% YoY	\$902 -2% YoY
\$/UNIT	\$745,556 +21% YoY	\$1,173,360 +125% YoY		\$4,425,551 +46% YoY

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$1,067 0% YoY	\$892 -2% YoY	\$0 -100% YoY	\$924 -51% YoY
\$/UNIT	\$1,638,372 -17% YoY	\$1,078,205 +60% YoY		\$1,750,000 +60% YoY

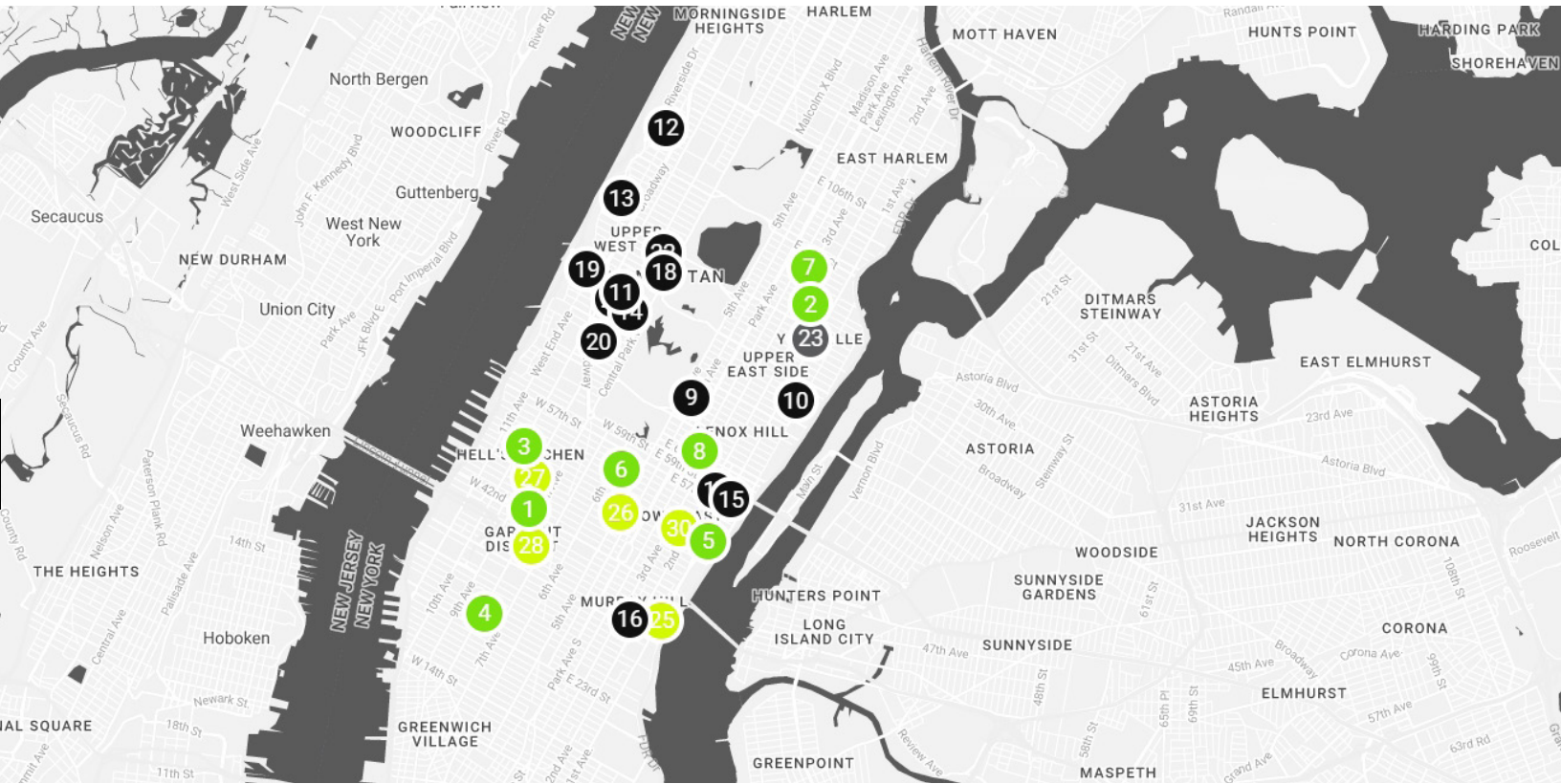
UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$677 -18% YoY	\$0 0% YoY	0 0% YoY	0 0% YoY
\$/UNIT	\$663,745 -20% YoY	\$0 0% YoY		0 0% YoY

\*Development Site / Buildable Square Footage

# MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

## Q1 2023 MARKET MAP



### MULTIFAMILY

- 1 14 East 69th Street
- 2 434-436 East 76th Street
- 3 131 West 77th Street
- 4 304 West 102nd Street
- 5 323 West 89th Street
- 6 43 West 75th Street
- 7 409 East 58th Street
- 8 229 East 35th Street
- 9 315 East 58th Street
- 10 4 West 83rd Street
- 11 308 West 78th Street
- 12 117 West 69th Street
- 13 150 West 76th Street
- 14 57 West 85th Street

### MIXED USE

- 1 321-325 West 42nd Street
- 2 1725-1727 2nd Avenue
- 3 459 West 50th Street
- 4 304 8th Avenue
- 5 409 East 51st Street
- 6 43 West 54th Street
- 7 180 East 94th Street
- 8 143 East 62nd Street

### RETAIL & OFFICE

- 1 650 1st Avenue
- 2 603 5th Avenue
- 3 674 9th Avenue
- 4 246 West 38th Street
- 5 350 East 85th Street
- 6 228 East 51st Street

### DEVELOPMENT SITES



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE  
Q1 2023 MARKET REPORT

CONTACT THE **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE** TEAM FOR  
MORE INFORMATION

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**