



UPPER MANHATTAN MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN MAY 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$38.33M

\$ VOLUME SOLD

150

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	492 Saint Nicholas Avenue	\$13,550,000	Harlem	Mixed Use	18
2	401 Edgecombe Avenue	\$11,350,000	Harlem	Multi-Family	66
3	149 East 121st Street	\$7,249,492	Harlem - East	Multi-Family	18
4	4441 Broadway	\$3,200,000	Washington Heights	Mixed Use	27
5	51 East 126th Street	\$1,686,494	Harlem - East	Multi-Family	11
6	45 Hamilton Terrace	\$1,300,000	Harlem	Multi-Family	10



492 SAINT NICHOLAS AVE



401 EDGECOMBE AVE



149 EAST 121ST ST



4441 BROADWAY

UPPER MANHATTAN

MAY 2023 MARKET ANALYSIS

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

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

Neighborhoods: Harlem, Harlem - East, Washington Heights

MONTH OVER MONTH

COMPARED TO APRIL 2023

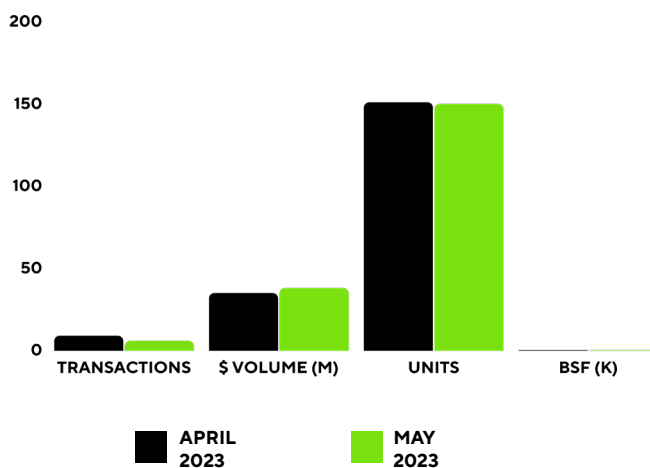
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	9	\$35,243,925	151	0
MAY 2023	6	\$38,335,986	150	0
% of CHANGE	↓ -33% MoM	↑ +9% MoM	↓ -1% MoM	0% MoM

YEAR OVER YEAR

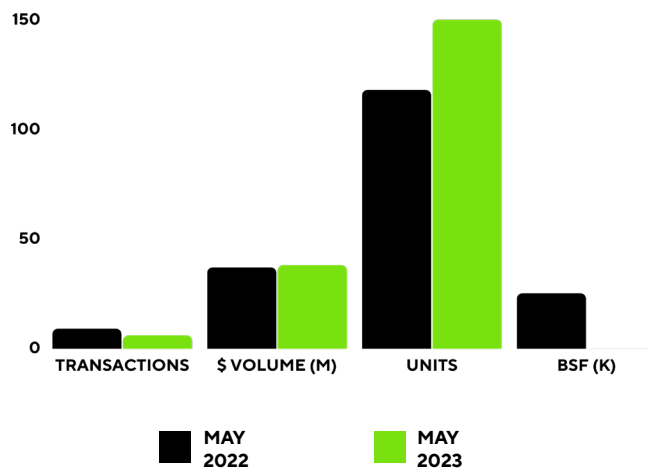
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	9	\$37,560,000	118	25,979
MAY 2023	6	\$38,335,986	150	0
% of CHANGE	↓ -33% YoY	↑ +2% YoY	↑ +27% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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IPRG

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