MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE
MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

IPRG

12
TRANSACTIONS SOLD

$94.56M
$ VOLUME SOLD

170
UNITS SOLD

0
BUILDABLE SF SOLD

	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1200 6th Avenue	$22,260,000	Central Midtown	Office	42
2	"240 East 28th Street"	$12,000,000	Kips Bay	Mixed Use	31
3	506 East 84th Street	$12,000,000	Yorkville	Multi-Family	10
4	339 East 75th Street	$9,500,000	Lenox Hill	Mixed Use	9
5	50 West 87th Street	$6,900,000	Upper West Side	Multi-Family	5
6	3 West 75th Street	$6,600,000	Upper West Side	Multi-Family	10
7	130 East 61st Street	$5,700,000	Lenox Hill	Mixed Use	9
8	239 East 77th Street	$5,000,000	Lenox Hill	Multi-Family	16
9	228 East 25th Street	$4,400,000	Kips Bay	Multi-Family	12
10	41 West 68th Street	$3,900,000	Lincoln Square	Multi-Family	9

SELECT SALES ACTIVITY ABOVE

1200 6TH AVE

240 EAST 28TH ST

506 EAST 84TH ST

339 EAST 75TH ST

MIDTOWN, UES, UWS
MAY 2023 MARKET ANALYSIS

*Transactions between **$1,000,000 - $50,000,000** from **MAY 1, 2023 - MAY 31, 2023***
***Zip Codes:** 10019, 10021, 10023, 10024, 10025, 10028, 10065, 10069, 10075, 10128*
***Neighborhoods:** Central Midtown, Clinton - Hell's Kitchen, Kips Bay, Lenox Hill, Turtle Bay, Upper West Side, Yorkville,*
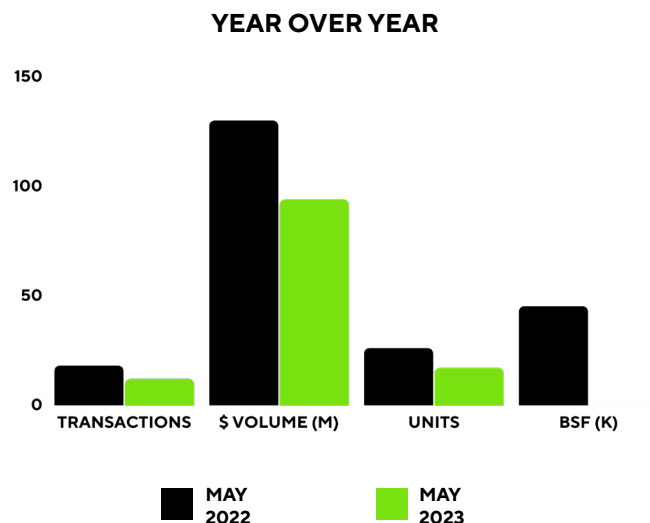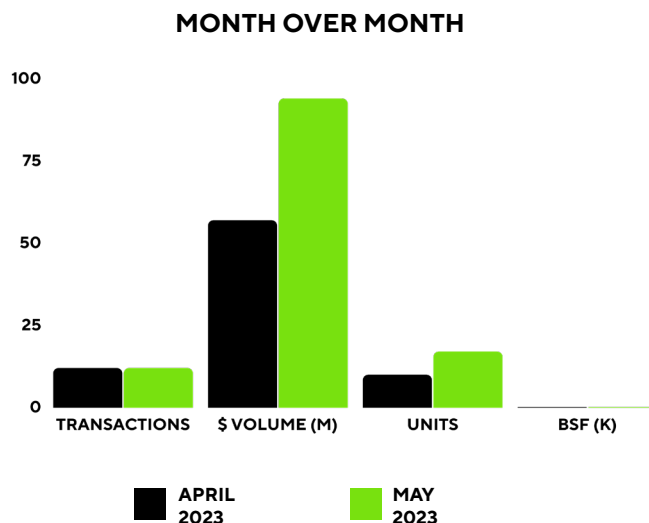
MONTH OVER MONTH
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	12	$57,900,000	100	0
MAY 2023	12	$94,560,000	170	0
% of CHANGE	0% MoM	↑ +60% MoM	↑ +70% MoM	0% MoM

YEAR OVER YEAR
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	18	$130,347,190	268	45,150
MAY 2023	12	$94,560,000	170	0
% of CHANGE	↓ -33% YoY	↓ -27% YoY	↓ 37% YoY	↓ -100% YoY

MONTH OVER MONTH

APRIL 2023 ■   MAY 2023 ■

YEAR OVER YEAR

MAY 2022 ■   MAY 2023 ■

Contact the Midtown, UES, UWS Team for More Information

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IPRG

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MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE MAY 2023 REPORT

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