



# **UPPER MANHATTAN MARKET REPORT**

**JULY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## UPPER MANHATTAN JULY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$8.17M

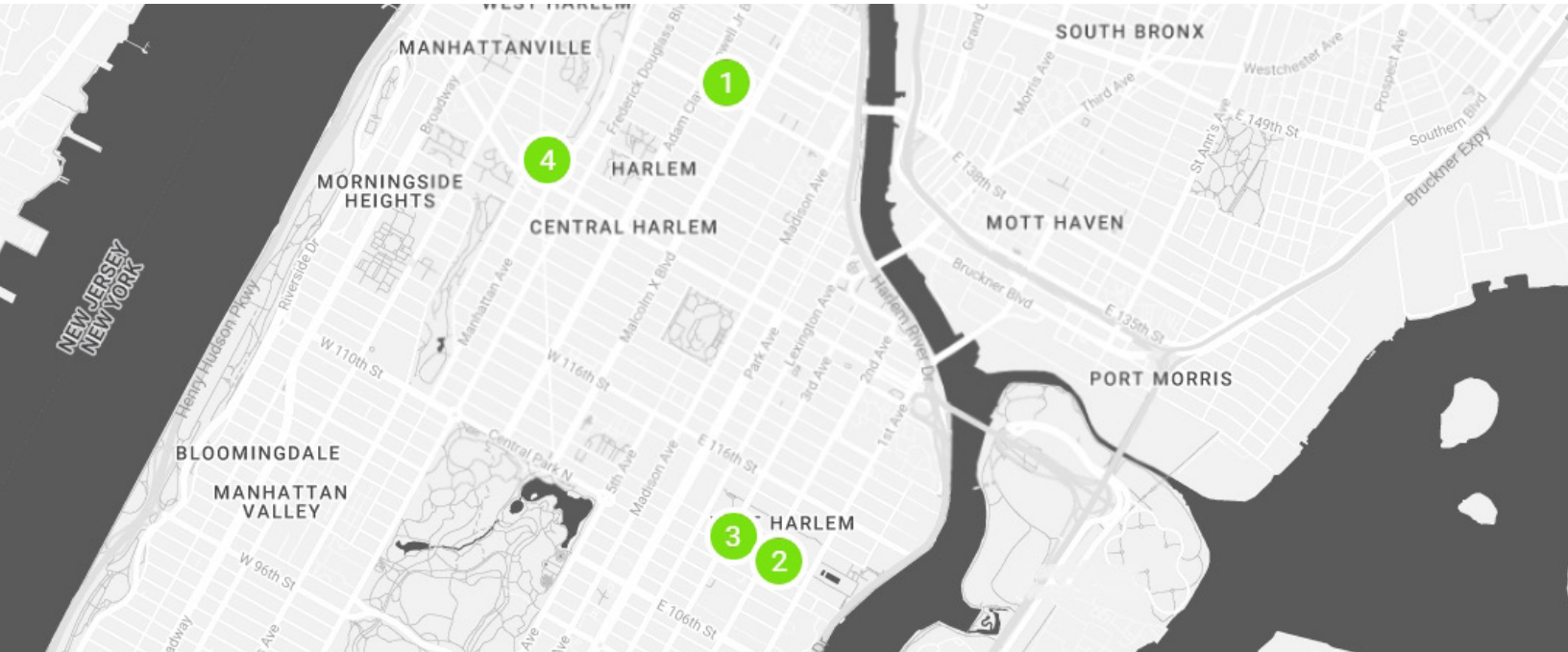
\$ VOLUME SOLD

72

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	148 West 136th Street	\$2,375,000	Harlem	Multi-Family	\$296,875
2	310 East 112th Street	\$2,150,000	Harlem - East	Mixed Use	\$86,000
3	314 East 112th Street	\$2,150,000	Harlem - East	Mixed Use	\$76,786
4	365 West 126th Street	\$1,500,000	Harlem	Multi-Family	\$136,364



148 WEST 136TH ST



310 EAST 112TH ST



314 EAST 112TH ST



365 WEST 126TH ST

# UPPER MANHATTAN

## JULY 2023 MARKET ANALYSIS

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

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

**Neighborhoods:** Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, West Harlem

## MONTH OVER MONTH

COMPARED TO JUNE 2023

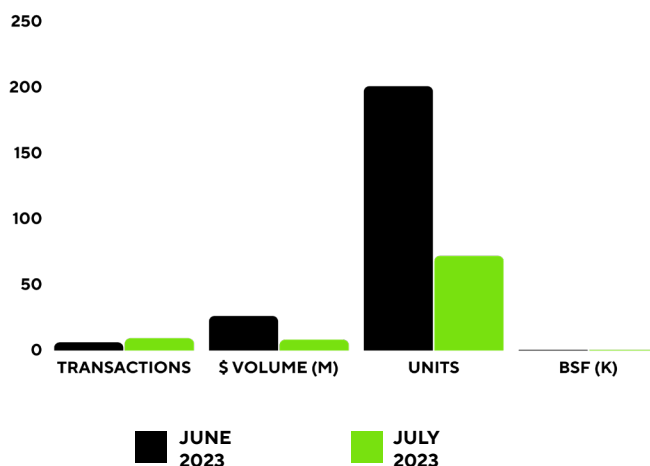
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	6	\$26,800,000	201	0
JULY 2023	4	\$8,175,000	72	0
% of CHANGE	↓-33% MoM	↓-69% MoM	↓-64% MoM	0% MoM

## YEAR OVER YEAR

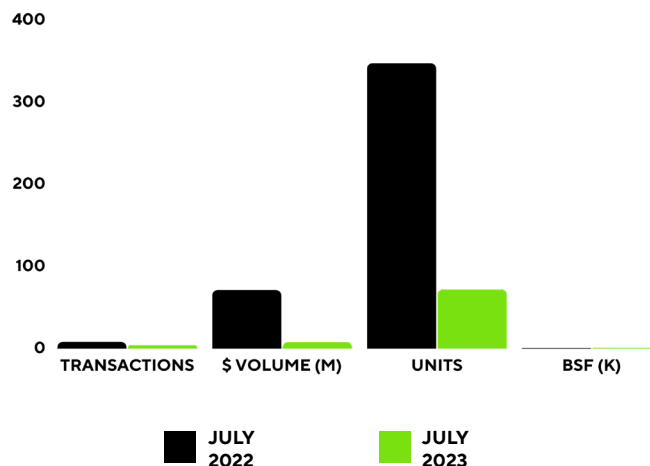
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	8	\$71,968,876	347	0
JULY 2023	4	\$8,175,000	72	0
% of CHANGE	↓-50% YoY	↓-89% YoY	↓-79% YoY	0% YoY

### MONTH OVER MONTH



### YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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## UPPER MANHATTAN JULY 2023 REPORT

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