



MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

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

5

TRANSACTIONS SOLD

\$41.39M

\$ VOLUME SOLD

60

UNITS SOLD

15,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	162-164 East 82nd Street	\$17,550,741	Carnegie Hill	Multi-Family	37
2	1310 2nd Avenue	\$8,500,000	Lenox Hill	Development	* 15,000 (BSF)
3	251 West 76th Street	\$7,320,000	Upper West Side	Multi-Family	7
4	167 West 87th Street	\$4,420,000	Upper West Side	Multi-Family	8
5	714 11th Avenue	\$3,600,000	Clinton - Hell's Kitchen	Mixed Use	8

*Development Site / Buildable Square Footage



162-164 EAST 82ND ST



1310 2ND AVE



251 WEST 76TH ST



167 WEST 87TH ST

MIDTOWN, UES, UWS

JULY 2023 MARKET ANALYSIS

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

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

MONTH OVER MONTH

COMPARED TO JUNE 2023

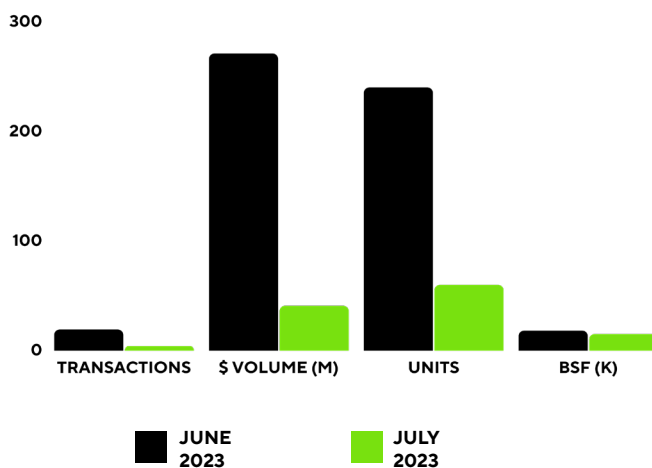
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	19	\$271,447,789	240	18,500
JULY 2023	5	\$41,390,741	60	15,000
% of CHANGE	↓-79% MoM	↓-85% MoM	↓-75% MoM	↓-19% MoM

YEAR OVER YEAR

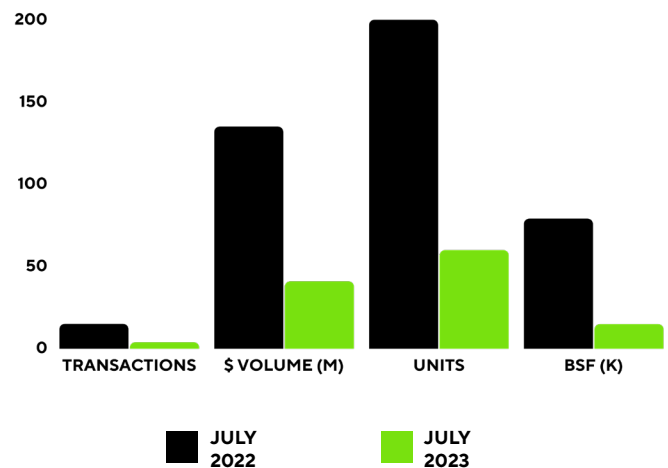
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	15	\$135,367,000	200	79,969
JULY 2023	5	\$41,390,741	60	15,000
% of CHANGE	↓-73% YoY	↓-69% YoY	↓-70% YoY	↓-81% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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IPRG

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

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