

An aerial, black and white photograph of New York City. The top half shows the dense skyline of Midtown Manhattan, with the Hudson River to the left and Central Park to the right. The bottom half shows a closer view of high-rise apartment buildings on the left and the edge of Central Park on the right. A black horizontal bar is overlaid across the middle of the image, containing the main title in white text. Below the bar is a bright green horizontal bar containing the date 'Q2 2023' in white text. At the very bottom, the company name 'INVESTMENT PROPERTY REALTY GROUP' is written in white text.

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

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q2 2023 MULTIFAMILY METRICS

### 18

TRANSACTIONS SOLD

### \$104.40M

\$ VOLUME SOLD

### 209

UNITS SOLD



506 EAST 84TH ST



127 EAST 62ND ST



444 WEST 48TH ST



234 EAST 88TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	506 East 84th Street	\$12,000,000	Yorkville	10
2	127 East 62nd Street	\$10,750,000	Lenox Hill	2
3	444 West 48th Street	\$7,750,000	Clinton - Hell's Kitchen	36
4	234 East 88th Street	\$6,950,000	Yorkville	30
5	50 West 87th Street	\$6,900,000	Upper West Side	5
6	3 West 75th Street	\$6,600,000	Upper West Side	10
7	340 West 48th Street	\$6,600,000	Clinton - Hell's Kitchen	15
8	330 West 87th Street	\$6,250,000	Upper West Side	6
9	18 West 95th Street	\$5,450,000	Upper West Side	6
10	239 East 77th Street	\$5,000,000	Lenox Hill	16
11	332 East 74th Street	\$4,750,000	Lenox Hill	11
12	314 West 51st Street	\$4,750,000	Clinton - Hell's Kitchen	10
13	228 East 25th Street	\$4,400,000	Kips Bay	12
14	41 West 68th Street	\$3,900,000	Lincoln Square	9
15	268 West 77th Street	\$3,800,000	Upper West Side	10
16	122 East 61st Street	\$3,250,000	Lenox Hill	10
17	124 East 61st Street	\$3,050,000	Lenox Hill	7
18	351 West 84th Street	\$2,250,000	Upper West Side	4

Multifamily Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q2 2023 MIXED-USE METRICS

# 19

TRANSACTIONS SOLD

# \$186.15M

\$ VOLUME SOLD

# 248

UNITS SOLD



930 1ST AVE



1691-1695 2ND AVE



212 WEST 93RD ST



240 EAST 28TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	930 1st Avenue	\$34,500,000	Turtle Bay	41
2	1691-1695 2nd Avenue	\$26,260,000	Yorkville	32
3	212 West 93rd Street	\$24,500,000	Upper West Side	21
4	"240 East 28th Street"	\$12,000,000	Kips Bay	31
5	1530 York Avenue & 502 East 81st Street	\$10,400,000	Yorkville	21
6	250 West 91st Street	\$9,750,000	Upper West Side	17
7	339 East 75th Street	\$9,500,000	Lenox Hill	9
8	8 West 86th Street	\$8,750,000	Upper West Side	4
9	230 West 72nd Street	\$7,500,000	Lincoln Square	10
10	1711 2nd Avenue	\$7,300,000	Yorkville	10
11	130 East 61st Street	\$5,700,000	Lenox Hill	9
12	975 2nd Avenue	\$5,000,000	Turtle Bay	6
13	101 West 27th Street	\$4,500,000	Chelsea	5
14	838 2nd Avenue	\$4,200,000	Turtle Bay	4
15	405 East 57th Street	\$4,000,000	Sutton Place	3
16	501 1/2 East 83rd Street	\$3,700,000	Yorkville	13
17	254 West 88th Street	\$3,150,000	Upper West Side	5
18	243 East 60th Street	\$3,000,000	Lenox Hill	5
19	413 East 53rd Street	\$2,443,654	Sutton Place	2

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 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

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q2 2023 DEVELOPMENT SITE METRICS

**1**

TRANSACTIONS SOLD

**\$12.29M**

\$ VOLUME SOLD

**18,500**

BUILDABLE SF SOLD



936 1ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	936 1st Avenue	\$12,294,135	Turtle Bay	18,500

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q2 2023 RETAIL & OFFICE METRICS

**5**

TRANSACTIONS SOLD

**\$121.06M**

\$ VOLUME SOLD

**53**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	39 East 51st Street	\$40,000,000	Central Midtown	1
2	245 West 55th Street	\$28,500,000	Theatre District - Times Square	8
3	533 West 27th Street	\$24,500,000	Chelsea	1
4	1200 6th Avenue	\$22,260,000	Central Midtown	42
5	249 West 49th Street	\$5,800,000	Theatre District - Times Square	1

Retail & Office Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 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

### Q2 2023 COMPLETE MARKET METRICS

**43**

TRANSACTIONS SOLD  
-7% YoY

**\$423.90M**

\$ VOLUME SOLD  
-7% YoY

**510**

UNITS SOLD  
-36% YoY

**18,500**

BUILDABLE SF SOLD  
-69% YoY

### PRICE ANALYSIS BY TERRITORY

#### MIDTOWN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$630 -12% YoY	\$1,003 +36% YoY	\$665 +66% YoY	\$1,439 +63% YoY
\$/UNIT	\$374,236 -30% YoY	\$813,969 +17% YoY		\$14,878,500 +266% YoY

#### UPPER EAST SIDE

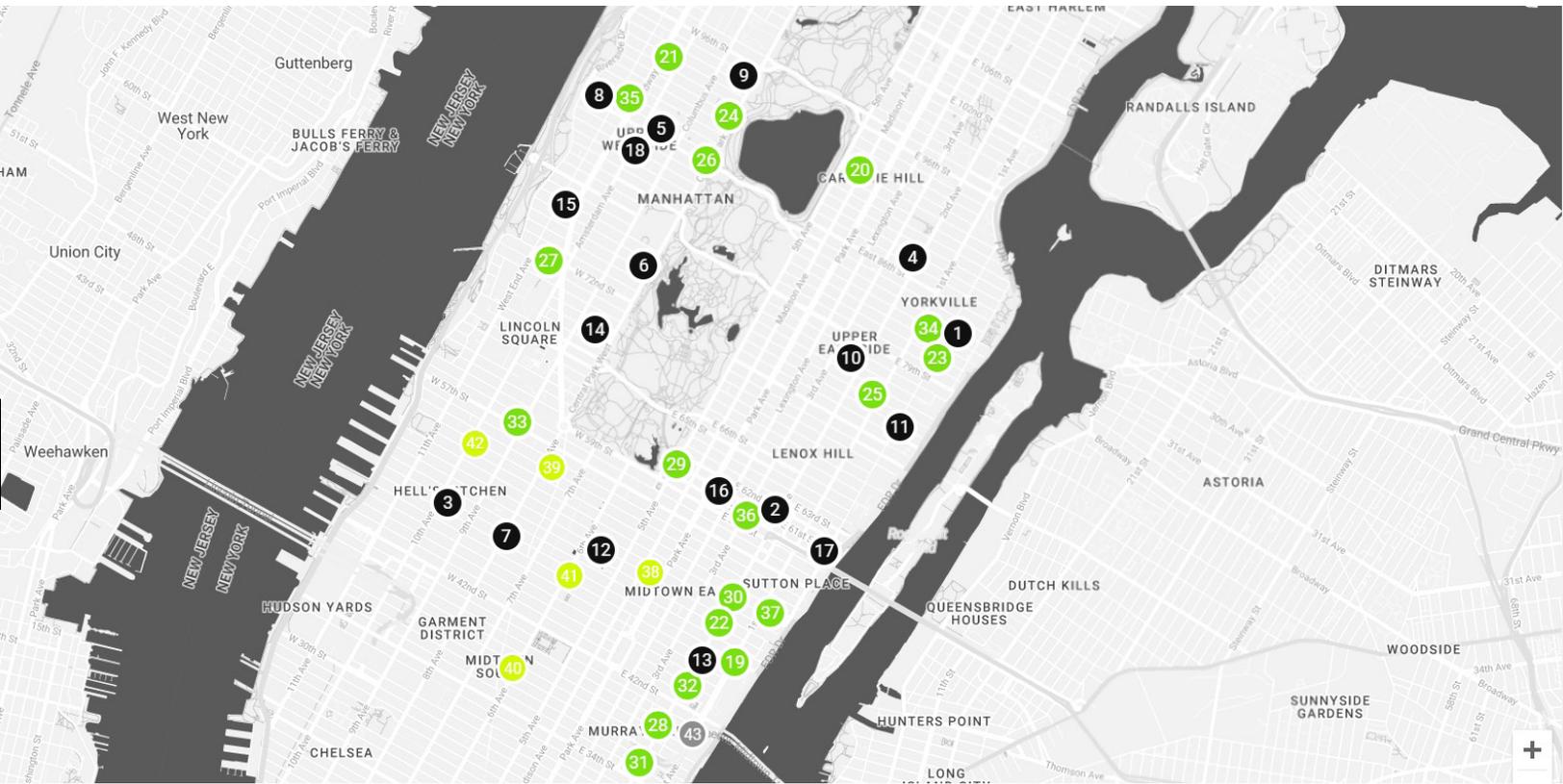
	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$959 -16% YoY	\$838 -8% YoY	\$0 0% YoY	\$0 -100% YoY
\$/UNIT	\$1,187,386 +84% YoY	\$659,910 -2% YoY		\$0 -100% YoY

#### UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$912 +27% YoY	\$675 +56% YoY	\$0 0% YoY	\$0 0% YoY
\$/UNIT	\$766,548 +68% YoY	\$1,061,539 +279% YoY		\$0 -100% YoY

\*Development Site / Buildable Square Footage

# MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE Q2 2023 MARKET MAP



## MULTIFAMILY

- 1 506 East 84th Street
- 2 127 East 62nd Street
- 3 444 West 48th Street
- 4 234 East 88th Street
- 5 50 West 87th Street
- 6 3 West 75th Street
- 7 340 West 48th Street
- 8 330 West 87th Street
- 9 18 West 95th Street
- 10 239 East 77th Street
- 11 332 East 74th Street
- 12 314 West 51st Street
- 13 228 East 25th Street
- 14 41 West 68th Street
- 15 268 West 77th Street
- 16 122 East 61st Street
- 17 124 East 61st Street
- 18 351 West 84th Street

## MIXED USE

- 1 930 1st Avenue
- 2 1691-1695 2nd Avenue
- 3 212 West 93rd Street
- 4 "240 East 28th Street"
- 5 1530 York Avenue & 502 East 81st Street
- 6 250 West 91st Street
- 7 339 East 75th Street
- 8 8 West 86th Street
- 9 230 West 72nd Street
- 10 1711 2nd Avenue
- 11 130 East 61st Street
- 12 975 2nd Avenue
- 13 101 West 27th Street
- 14 838 2nd Avenue
- 15 405 East 57th Street
- 16 501 1/2 East 83rd Street
- 17 254 West 88th Street
- 18 243 East 60th Street
- 19 413 East 53rd Street

## DEVELOPMENT SITES

- 1 936 1st Avenue

## RETAIL & OFFICE

- 1 39 East 51st Street
- 2 245 West 55th Street
- 3 533 West 27th Street
- 4 1200 6th Avenue
- 5 249 West 49th Street



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

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**