



UPPER MANHATTAN MARKET REPORT

AUGUST 2023

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN
AUGUST 2023 COMPLETE MARKET METRICS

1

TRANSACTIONS SOLD

\$1.10M

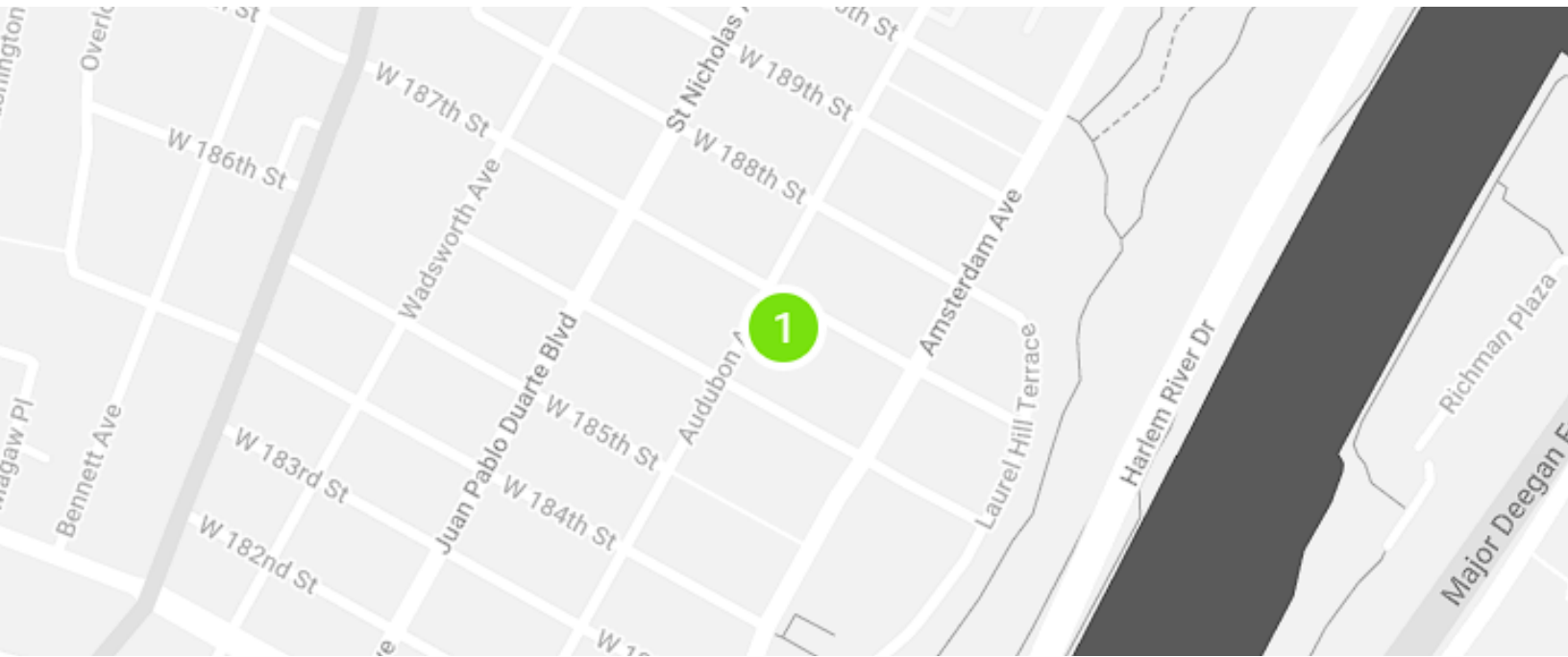
\$ VOLUME SOLD

7

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	532 West 187th Street	\$1,104,801	Washington Heights	Multi-Family	7



UPPER MANHATTAN

AUGUST 2023 MARKET ANALYSIS

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

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

Neighborhoods: Washington Heights

MONTH OVER MONTH

COMPARED TO JULY 2023

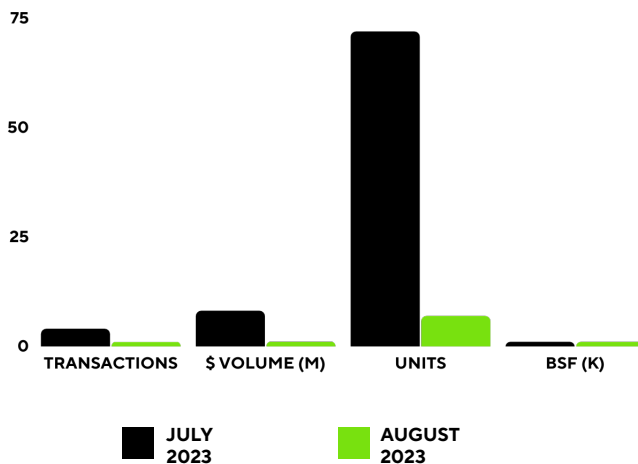
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	4	\$8,175,000	72	0
AUGUST 2023	1	\$1,104,801	7	0
% of CHANGE	↓ -75% MoM	↓ -86% MoM	↓ -90% MoM	0% MoM

YEAR OVER YEAR

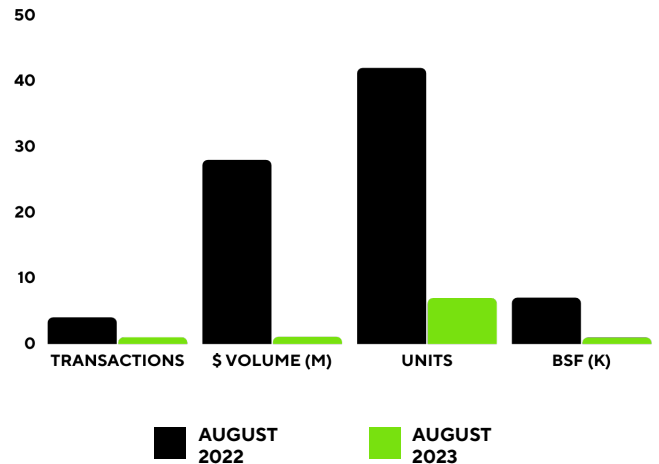
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2022	4	\$28,483,682	42	74,303
AUGUST 2023	1	\$1,104,801	7	0
% of CHANGE	↓ -75% YoY	↓ -96% YoY	↓ -83% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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IPRG

UPPER MANHATTAN AUGUST 2023 REPORT

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