

An aerial photograph of New York City, showing the dense urban landscape of Midtown and the Upper East Side, with Central Park visible on the right. The image is in black and white, with a dark overlay for the text.

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

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q3 2023 MULTIFAMILY METRICS

9

TRANSACTIONS SOLD

\$77.94M

\$ VOLUME SOLD

86

UNITS SOLD



162-164 EAST 82ND ST



132 WEST 75TH ST



12 WEST 95TH ST



14 WEST 82ND ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	162-164 East 82nd Street	\$17,550,741	Carnegie Hill	37
2	132 West 75th Street	\$14,900,000	Upper West Side	1
3	12 West 95th Street	\$12,500,000	Upper West Side	2
4	14 West 82nd Street	\$8,000,000	Upper West Side	10
5	251 West 76th Street	\$7,320,000	Upper West Side	7
6	258 West 71st Street	\$5,700,000	Lincoln Square	8
7	167 West 87th Street	\$4,420,000	Upper West Side	8
8	312 West 83rd Street	\$4,250,000	Upper West Side	3
9	146 West 73rd Street	\$3,300,000	Upper West Side	10

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

Zip Codes: 10019, 10021, 10023, 10024, 10025, 10028, 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

Q3 2023 MIXED-USE METRICS

5

TRANSACTIONS SOLD

\$30.81M

\$ VOLUME SOLD

37

UNITS SOLD



6 EAST 74TH STREET



60 WEST 45TH ST



137 LEXINGTON AVE



714 11TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	6 East 74th Street	\$12,167,000	Lenox Hill	6
2	60 West 45th Street	\$6,600,000	Central Midtown	6
3	137 Lexington Avenue	\$5,100,000	Kips Bay	7
4	714 11th Avenue	\$3,600,000	Clinton - Hell's Kitchen	8
5	329 East 52nd Street	\$3,350,000	Turtle Bay	10

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MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE
Q3 2023 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$8.50M

\$ VOLUME SOLD

15,000

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1310 2nd Avenue	\$8,500,000	Lenox Hill	15,000

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

Q3 2023 MARKET ANALYSIS

Q3 2023 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD
-55% YoY

\$117.25M

\$ VOLUME SOLD
-47% YoY

123

UNITS SOLD
-72% YoY

15,000

BUILDABLE SF SOLD
-75% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$0 -100% YoY	\$768 +1% YoY	\$0 -100% YoY
\$/UNIT	\$0 -100% YoY	\$ \$504,524 -1% YoY	

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$892 -11% YoY	\$1,455 +27% YoY	\$567 +47% YoY
\$/UNIT	\$474,344 -67% YoY	\$2,027,833 +36% YoY	

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,455 +100% YoY	\$0 -100% YoY	\$0 0% YoY
\$/UNIT	\$3,250,923 +273% YoY	\$0 -100% YoY	



MULTIFAMILY

- 1 162-164 East 82nd Street
- 2 132 West 75th Street
- 3 12 West 95th Street
- 4 14 West 82nd Street
- 5 251 West 76th Street
- 6 258 West 71st Street
- 7 167 West 87th Street
- 8 312 West 83rd Street
- 9 146 West 73rd Street

MIXED USE

- 10 6 East 74th Street
- 11 60 West 45th Street
- 12 137 Lexington Avenue
- 13 714 11th Avenue
- 14 329 East 52nd Street

DEVELOPMENT SITES

- 15 1310 2nd Avenue



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE
Q3 2023 MARKET REPORT



CONTACT THE **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE** TEAM FOR
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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES