



# UPPER MANHATTAN MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

## UPPER MANHATTAN Q3 MULTIFAMILY METRICS

### 9

TRANSACTIONS SOLD

### \$55.47M

\$ VOLUME SOLD

### 471

UNITS SOLD



109-133 SHERMAN AVE, 22-38  
POST AVE & 66 VERMILYEA AVE



519 WEST 143RD ST



252 SHERMAN AVE



148 WEST 136TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	109-133 Sherman Ave, 22-38 Post Ave & 66 Vermilyea Ave	\$38,118,000	Inwood	360
2	519 West 143rd Street	\$3,781,000	Harlem	24
3	252 Sherman Avenue	\$2,460,000	Inwood	20
4	148 West 136th Street	\$2,375,000	Harlem	8
5	574 West 161st Street	\$2,287,325	Washington Heights	31
6	2117 5th Avenue	\$1,950,000	Harlem - East	4
7	532 West 148th Street	\$1,900,000	Harlem	6
8	365 West 126th Street	\$1,500,000	Harlem	11
9	532 West 187th Street	\$1,104,801	Washington Heights	7

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

# UPPER MANHATTAN

## Q3 MIXED-USE METRICS

**3**

TRANSACTIONS SOLD

**\$11.70M**

\$ VOLUME SOLD

**68**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	477 Lenox Avenue	\$7,400,000	Harlem	15
2	310 East 112th Street	\$2,150,000	Harlem - East	25
3	314 East 112th Street	\$2,150,000	Harlem - East	28

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

## Q3 2023 COMPLETE MARKET METRICS

**12**

TRANSACTIONS SOLD  
-37% YoY

**\$67.17M**

\$ VOLUME SOLD  
-46% YoY

**539**

UNITS SOLD  
+4% YoY

**0**

BUILDABLE SF SOLD  
-100% YoY

## PRICE ANALYSIS BY TERRITORY

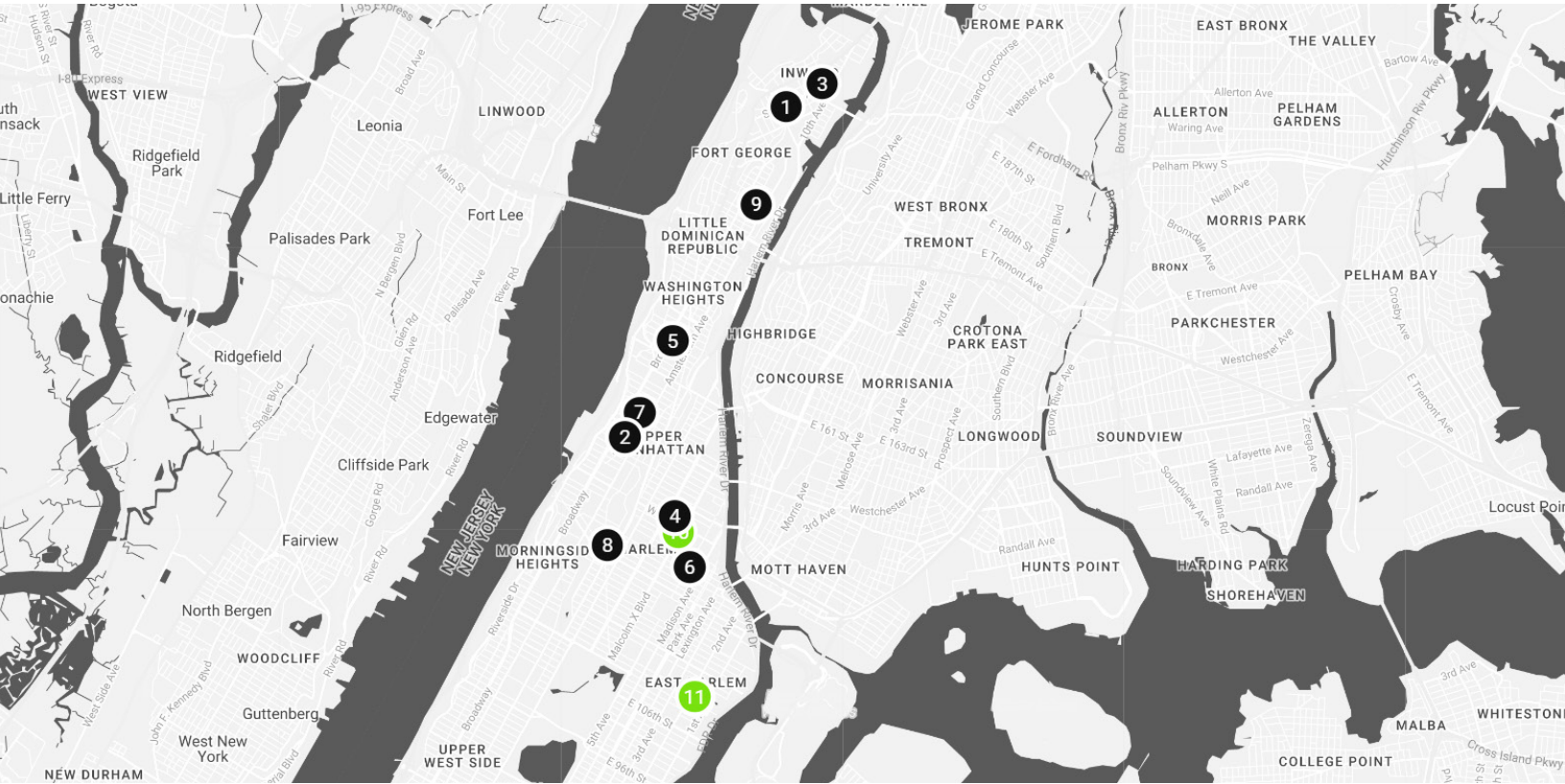
### UPPER MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$366 -3% YoY	\$289 -35% YoY	\$0 -100% YoY
\$/UNIT	\$206,160 -23% YoY	\$218,706 -38% YoY	



# UPPER MANHATTAN

## Q3 2023 MARKET MAP



### MULTIFAMILY

- 1 109-133 Sherman Ave, 22-38 Post Ave & 66 Vermilyea Ave
- 2 519 West 143rd Street
- 3 252 Sherman Avenue
- 4 148 West 136th Street
- 5 574 West 161st Street
- 6 2117 5th Avenue
- 7 532 West 148th Street
- 8 365 West 126th Street
- 9 532 West 187th Street

### MIXED USE

- 10 477 Lenox Avenue
- 11 310 East 112th Street
- 12 314 East 112th Street



CONTACT THE **UPPER MANHATTAN** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**