

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

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q4 2023 MULTIFAMILY METRICS

13

TRANSACTIONS SOLD

\$124.410M

\$ VOLUME SOLD

160

UNITS SOLD



146 EAST 65TH ST



437 WEST 46TH ST



422 EAST 81ST ST



216 WEST 78TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	146 East 65th Street	\$47,000,000	Lenox Hill	2
2	437 West 46th Street	\$16,000,000	Clinton - Hell's Kitchen	20
3	422 East 81st Street	\$10,500,000	Yorkville	20
4	216 West 78th Street	\$6,175,000	Upper West Side	25
5	46 West 87th Street	\$6,000,000	Upper West Side	13
6	225 East 25th Street	\$5,950,000	Kips Bay	21
7	354 Central Park West	\$5,800,000	Upper West Side	5
8	460 West 51st Street	\$5,000,000	Clinton - Hell's Kitchen	5
9	452 West 36th Street	\$5,000,000	Clinton - Hell's Kitchen	22
10	444 West 58th Street	\$4,800,000	Clinton - Hell's Kitchen	15
11	224 East 68th Street	\$4,350,000	Lenox Hill	2
12	233 East 60th Street	\$4,000,000	Lenox Hill	5
13	222 West 71st Street	\$3,835,000	Lincoln Square	5

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 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

Q4 2023 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$71.32M

\$ VOLUME SOLD

104

UNITS SOLD



1009 PARK AVE



355 EAST 50TH ST



589 11TH AVE



1582 YORK AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1009 Park Avenue	\$32,777,000	Carnegie Hill	28
2	355 East 50th Street	\$8,350,000	Turtle Bay	8
3	589 11th Avenue	\$7,275,000	Clinton - Hell's Kitchen	2
4	1582 York Avenue	\$5,800,000	Yorkville	17
5	1365 1st Avenue	\$5,650,000	Lenox Hill	14
6	128 West 95th Street	\$4,150,000	Upper West Side	3
7	326 East 61st Street	\$3,924,450	Lenox Hill	21
8	620 West End Avenue	\$3,400,000	Upper West Side	11

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023

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MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE
Q4 2023 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$24.50M

\$ VOLUME SOLD

50,000

BUILDABLE SF SOLD



1530-1532 3RD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1530-1532 3rd Avenue	\$24,500,000	Carnegie Hill	50,000

MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE

Q4 2023 MARKET ANALYSIS

Q4 2023 COMPLETE MARKET METRICS

22

TRANSACTIONS SOLD
-19% YoY

\$220.23M

\$ VOLUME SOLD
-14% YoY

264

UNITS SOLD
-42% YoY

50,000

BUILDABLE SF SOLD
+2% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$882 +34% YoY	\$843 +29% YoY	N/A -100% YoY
\$/UNIT	\$526,121 -14% YoY	\$3,637,500 +597% YoY	

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,935 +81% YoY	\$602 -34% YoY	\$490 +100% YoY
\$/UNIT	\$1,166,667 -41% YoY	\$525,558 -22% YoY	

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$825 0% YoY	\$664 +10% YoY	N/A 0% YoY
\$/UNIT	\$658,885 -20% YoY	\$309,091 -25% YoY	



MULTIFAMILY

- 1 146 East 65th Street
- 2 437 West 46th Street
- 3 422 East 81st Street
- 4 216 West 78th Street
- 5 46 West 87th Street
- 6 225 East 25th Street
- 7 354 Central Park West
- 8 460 West 51st Street
- 9 452 West 36th Street
- 10 444 West 58th Street
- 11 224 East 68th Street
- 12 233 East 60th Street
- 13 222 West 71st Street

MIXED USE

- 14 1009 Park Avenue
- 15 355 East 50th Street
- 16 589 11th Avenue
- 17 1582 York Avenue
- 18 1365 1st Avenue
- 19 128 West 95th Street
- 20 326 East 61st Street
- 21 620 West End Avenue

DEVELOPMENT SITES

- 22 1530-1532 3rd Avenue



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE
Q4 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