



UPPER MANHATTAN MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN JANUARY 2024 COMPLETE MARKET METRICS

5

TRANSACTIONS SOLD

\$14.32M

\$ VOLUME SOLD

11

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	115 West 120th Street	\$4,500,000	Harlem	Multi-Family	2
2	215 West 137th Street	\$2,999,990	Harlem	Multi-Family	2
3	128 West 121st Street	\$2,800,000	Harlem	Multi-Family	2
4	141 West 123rd Street	\$2,525,650	Harlem	Multi-Family	3
5	1706 Lexington Avenue	\$1,500,000	Harlem - East	Mixed Use	2



115 WEST 120TH ST



215 WEST 137TH ST



128 WEST 121ST ST



141 WEST 123RD ST

UPPER MANHATTAN

JANUARY 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - JANUARY 31, 2024**
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

MONTH OVER MONTH

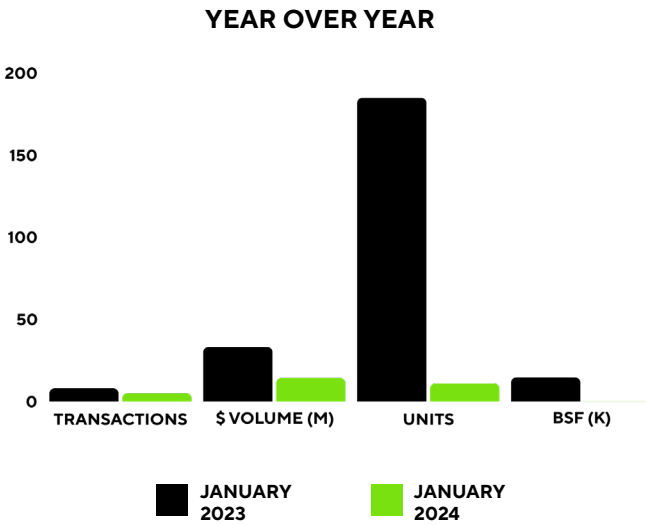
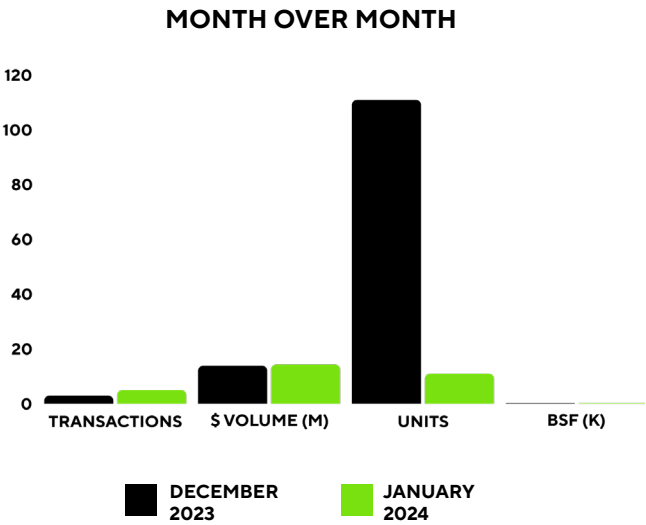
COMPARED TO DECEMBER 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	3	\$13,900,000	111	0
JANUARY 2024	5	\$14,325,640	11	0
% of CHANGE	↓ +67% MoM	↓ +3% MoM	↑ -90% MoM	N/A

YEAR OVER YEAR

COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	8	\$33,207,239	185	14,700
JANUARY 2024	5	\$14,325,640	11	0
% of CHANGE	↓ -38% YoY	↓ -57% YoY	↓ -94% YoY	↓ -100% YoY



Contact the Upper Manhattan Team for More Information

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IPRG

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