



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

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, UPPER WEST SIDE FEBRUARY 2024 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$23.01M

\$ VOLUME SOLD

57

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	310 West 80th Street	\$11,250,000	Upper West Side	Multi-Family	36
2	1134 1st Avenue	\$5,465,000	Lenox Hill	Mixed Use	9
3	312 East 51st Street	\$3,300,000	Turtle Bay	Multi-Family	5
4	1422 2nd Avenue	\$3,000,000	Lenox Hill	Mixed Use	7



310 WEST 80TH ST



1134 1ST AVE



312 EAST 51ST ST



1422 2ND AVE

MIDTOWN, UES, UWS

FEBRUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2024 - FEBRUARY 29, 2024

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

MONTH OVER MONTH

COMPARED TO JANUARY 2024

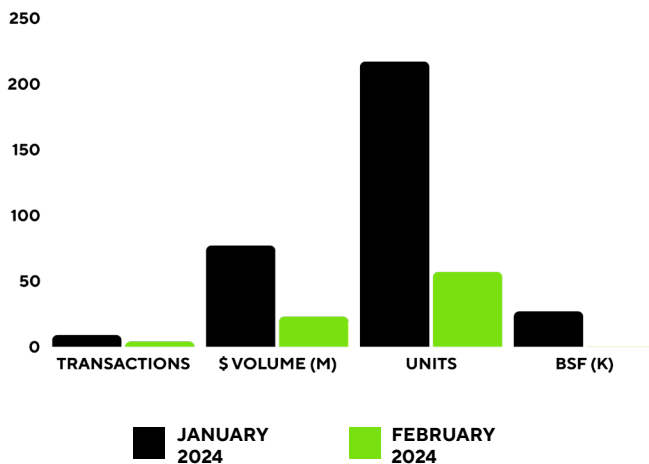
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	9	\$77,112,000	217	27,834
FEBRUARY 2024	4	\$23,015,000	57	0
% of CHANGE	↓ -56% MoM	↓ -70% MoM	↓ -74% MoM	↓ -100% MoM

YEAR OVER YEAR

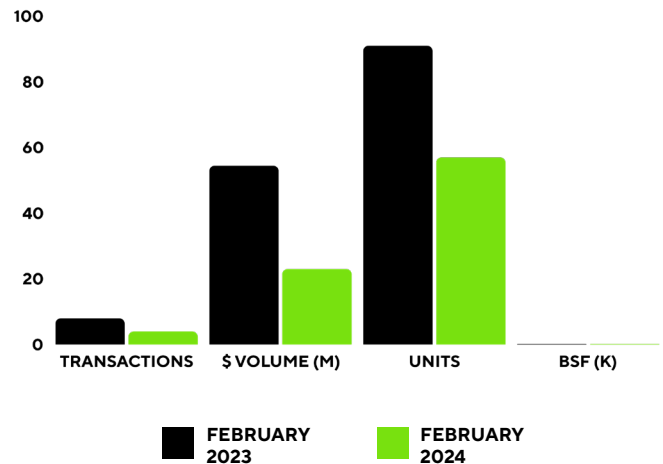
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	8	\$54,460,000	91	0
FEBRUARY 2024	4	\$23,015,000	57	0
% of CHANGE	↓ -50% YoY	↓ -58% YoY	↓ -37% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Midtown, UES, UWS Team for More Information

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