



UPPER MANHATTAN MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN FEBRUARY 2024 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$35.03M

\$ VOLUME SOLD

289

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	618 West 177th Street & 61 Wadsworth Avenue	\$9,500,000	Washington Heights	Mixed Use	112
2	562 West 175th Street	\$4,818,000	Washington Heights	Mixed Use	62
3	310-312 East 105th Street	\$4,300,000	Harlem - East	Multi-Family	16
4	112 Nagle Avenue	\$3,175,000	Washington Heights	Mixed Use	27
5	147 East 116th Street	\$3,050,000	Harlem - East	Mixed Use	6
6	1989 Madison Avenue	\$2,295,000	Harlem - East	Multi-Family	2
7	407 West 205th Street	\$1,950,000	Inwood	Multi-Family	29
8	1994 Madison Avenue	\$1,856,749	Harlem - East	Development	1
9	3 Hamilton Terrace	\$1,595,000	Harlem	Multi-Family	2
10	245 West 131st Street	\$1,300,000	Harlem	Multi-Family	11

SELECT SALES ACTIVITY ABOVE



618 WEST 177TH ST & 61 WADSWORTH AVE



562 WEST 175TH ST



310-312 EAST 105TH ST



112 NAGLE AVE

UPPER MANHATTAN

FEBRUARY 2024 MARKET ANALYSIS

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

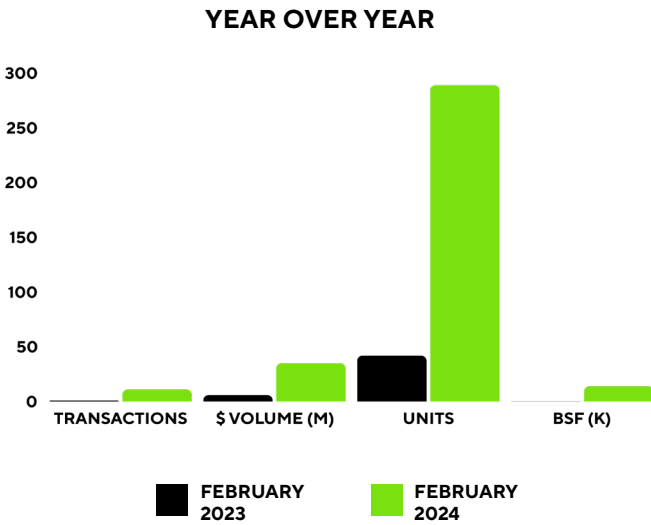
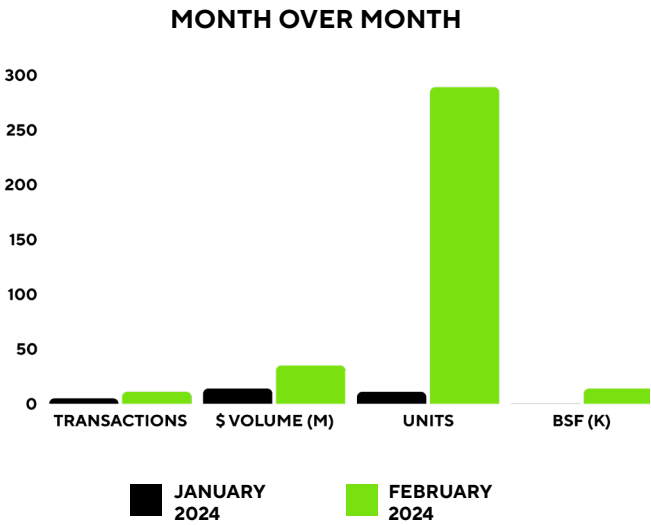
COMPARED TO JANUARY 2024

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	5	\$14,325,640	11	0
FEBRUARY 2024	11	\$35,039,749	289	14,000
% of CHANGE	↑ +120% MoM	↑ +145% MoM	↑ +2527% MoM	↑ +100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	1	\$6,000,000	42	0
FEBRUARY 2024	11	\$35,039,749	289	14,000
% of CHANGE	↑ +1000% YoY	↑ +484% YoY	↑ +484% YoY	↑ +588% YoY



Contact the Upper Manhattan Team for More Information

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IPRG

UPPER MANHATTAN FEBRUARY 2024 REPORT

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