

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, cloudy sky. A large black rectangular box is overlaid on the left side of the image, containing the title text. A bright green rectangular box is overlaid on the right side of the image, containing the date text.

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

**Q1 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q1 MULTIFAMILY METRICS

# 10

TRANSACTIONS SOLD

# \$73.54M

\$ VOLUME SOLD

# 200

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	746 9th Ave, 1732 2nd Ave, 723 11th Ave & 714 Greenwich St	\$21,900,000	Clinton - Hell's Kitchen	55
2	310 West 80th Street	\$11,250,000	Upper West Side	36
3	13-15 West 82nd Street	\$7,100,000	Upper West Side	26
4	532 East 83rd Street	\$6,950,000	Yorkville	11
5	114 & 153 West 74th Street	\$6,550,000	Upper West Side	20
6	4 West 90th Street	\$6,400,000	Upper West Side	10
7	211 West 85th Street	\$5,250,000	Upper West Side	13
8	312 East 51st Street	\$3,300,000	Turtle Bay	5
9	223 West 70th Street	\$2,685,150	Lincoln Square	4
10	417 West 44th Street	\$2,162,000	Clinton - Hell's Kitchen	20

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

# MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE

## Q1 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$66.64M

\$ VOLUME SOLD

161

UNITS SOLD



120-125 RIVERSIDE DRIVE



18 EAST 67TH ST



529 2ND AVE



1134 1ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	120-125 Riverside Drive	\$31,000,000	Upper West Side	100
2	18 East 67th Street	\$7,500,000	Lenox Hill	9
3	529 2nd Avenue	\$3,100,000	Kips Bay	4
4	1134 1st Avenue	\$5,465,000	Lenox Hill	9
5	1422 2nd Avenue	\$3,000,000	Lenox Hill	7
6	398 3rd Avenue	\$8,000,000	Kips Bay	17
7	333 East 52nd Street	\$4,325,000	Turtle Bay	8
8	120 East 37th Street	\$4,250,000	Murray Hill	7

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - MARCH 31, 2024

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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  
Q1 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$33.20M

\$ VOLUME SOLD

180,577

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	616 11th Avenue	\$33,200,000	Clinton - Hell's Kitchen	180,577

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

Q1 2024 COMPLETE MARKET METRICS

19

TRANSACTIONS SOLD  
-14% YoY

\$173.38M

\$ VOLUME SOLD  
+18% YoY

361

UNITS SOLD  
+34% YoY

180,577

BUILDABLE SF SOLD  
+100% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

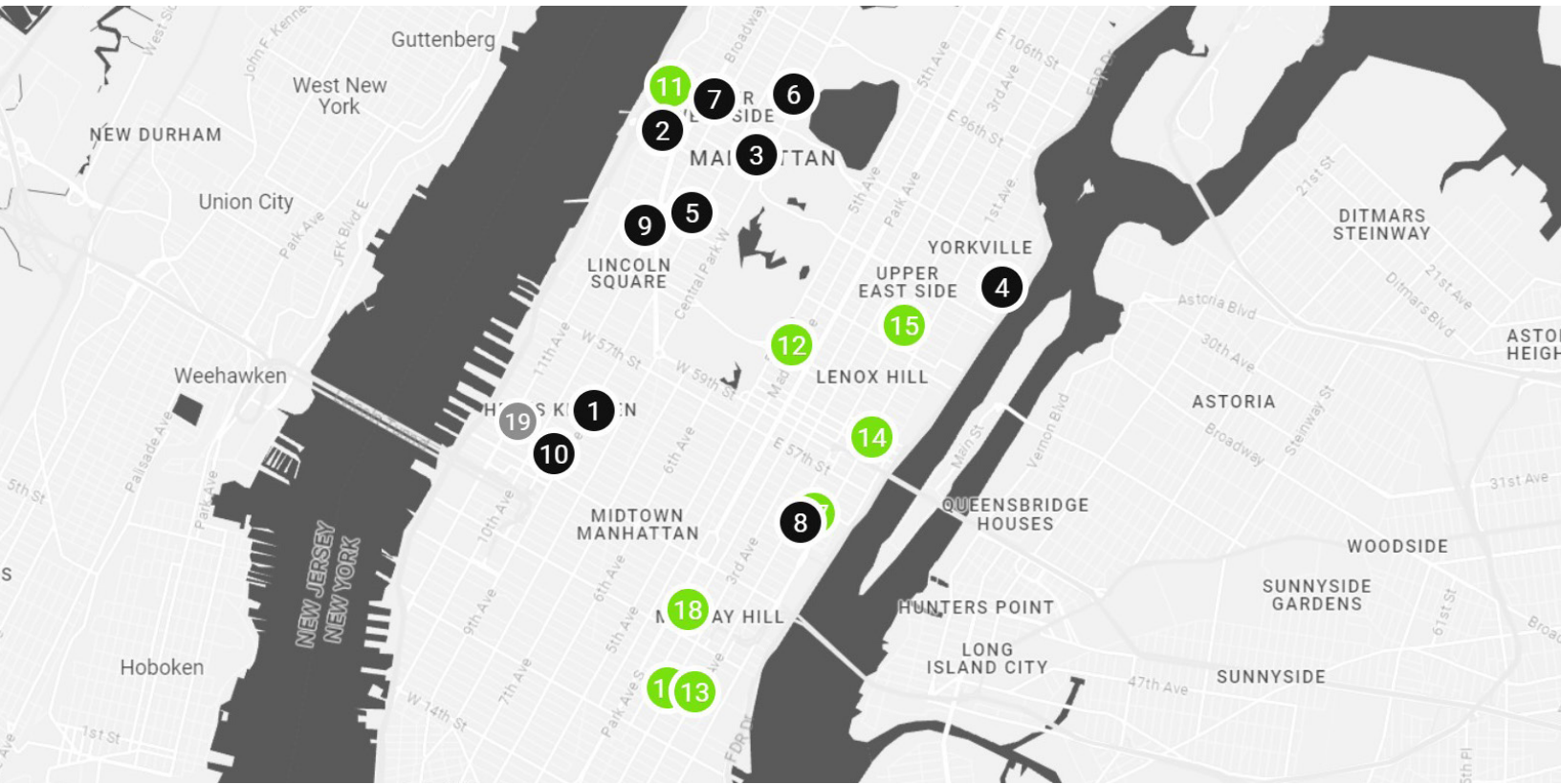
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$506 -36% YoY	\$707 -42% YoY	\$184 -65% YoY
\$/UNIT	\$388,761 -48% YoY	\$598,339 -49% YoY	

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$844 -21% YoY	\$579 -35% YoY	N/A 0% YoY
\$/UNIT	\$631,818 -61% YoY	\$623,042 -8% YoY	

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$547 -19% YoY	\$281 +100% YoY	N/A 0% YoY
\$/UNIT	\$438,035 -34% YoY	\$310,000 +100% YoY	



### MULTIFAMILY

- 1 746 9th Avenue
- 2 310 West 80th Street
- 3 13-15 West 82nd Street
- 4 532 East 83rd Street
- 5 114 & 153 West 74th Street
- 6 4 West 90th Street
- 7 211 West 85th Street
- 8 312 East 51st Street
- 9 223 West 70th Street
- 10 417 West 44th Street

### MIXED USE

- 11 120-125 Riverside Drive
- 12 18 East 67th Street
- 13 529 2nd Avenue
- 14 1134 1st Avenue
- 15 1422 2nd Avenue
- 16 398 3rd Avenue
- 17 333 East 52nd Street
- 18 120 East 37th Street

### DEVELOPMENT SITES

- 19 616 11th Avenue



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE  
Q1 2024 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**