



UPPER MANHATTAN MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

UPPER MANHATTAN APRIL 2024 COMPLETE MARKET METRICS

5

TRANSACTIONS SOLD

\$12.12M

\$ VOLUME SOLD

33

UNITS SOLD

67,720

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2148 3rd Avenue & 183 East 117th Street	\$5,500,000	Harlem - East	Development	2
2	452 West 144th Street	\$2,465,000	Harlem	Multi-Family	3
3	403 West 148th Street	\$1,725,000	Harlem	Multi-Family	8
4	244 West 137th Street	\$1,237,500	Harlem	Multi-Family	8
5	2110 5th Avenue	\$1,200,000	Harlem	Multi-Family	12



2148 3RD AVE &
183 EAST 117TH ST



452 WEST 144TH ST



403 WEST 148TH ST



244 WEST 137TH ST

UPPER MANHATTAN

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 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 MARCH 2024

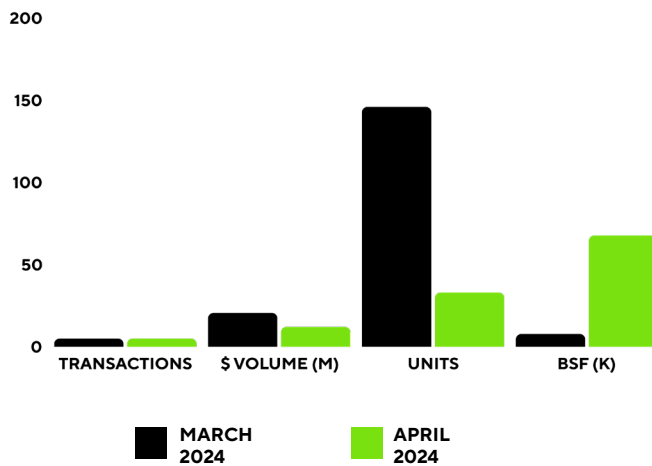
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	5	\$20,620,000	146	7,800
APRIL 2024	5	\$12,127,500	33	67,720
% of CHANGE	0% MoM	↓ -41% MoM	↓ -77% MoM	↑ +768% MoM

YEAR OVER YEAR

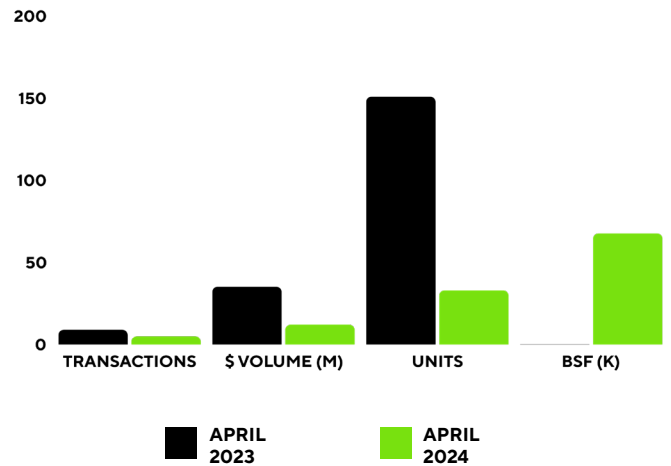
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	9	\$35,243,925	151	0
APRIL 2024	5	\$12,127,500	33	67,720
% of CHANGE	↓ -44% YoY	↓ -66% YoY	↓ -78% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Upper Manhattan Team for More Information

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UPPER MANHATTAN APRIL 2024 REPORT

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