

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 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

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE Q3 MULTIFAMILY METRICS

16

TRANSACTIONS SOLD

\$131,57M

\$ VOLUME SOLD

250

UNITS SOLD



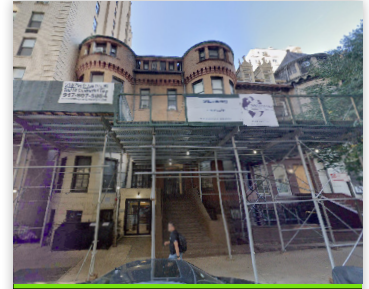
359 WEST 48TH ST



318 WEST 81ST ST



418 EAST 81ST ST



246 WEST 73RD ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	359 West 48th Street	\$12,500,000	Clinton - Hell's Kitchen	39
2	318 West 81st Street	\$9,999,999	Upper West Side	5
3	418 East 81st Street	\$4,350,000	Yorkville	22
4	246 West 73rd Street	\$4,305,000	Upper West Side	12
5	313 West 92nd Street	\$2,500,000	Upper West Side	8
6	920 5th Avenue	\$17,000,000	Lenox Hill	26
7	220-222 East 85th Street	\$15,300,000	Yorkville	28
8	405 East 78th Street	\$10,100,000	Lenox Hill	16
9	132 West 81st Street	\$9,550,000	Upper West Side	1
10	18-20 West 68th Street	\$7,400,000	Lincoln Square	8
11	217 East 30th Street	\$3,600,000	Kips Bay	5
12	518 East 87th Street	\$3,325,000	Yorkville	2
13	425 West 57th Street	\$16,500,000	Clinton - Hell's Kitchen	50
14	14 East 65th Street	\$9,000,000	Lenox Hill	5
15	245 East 31st Street	\$3,587,480	Kips Bay	18
16	243 East 31st Street	\$2,562,520	Kips Bay	5

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 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

Q3 MIXED-USE METRICS

13

TRANSACTIONS SOLD

\$128.01M

\$ VOLUME SOLD

312

UNITS SOLD



4 EAST 77TH ST



944 5TH AVE



164 EAST 61ST ST



958 MADISON AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4 East 77th Street	\$16,000,000	Lenox Hill	1
2	944 5th Avenue	\$14,990,000	Lenox Hill	15
3	164 East 61st Street	\$5,000,000	Lenox Hill	7
4	958 Madison Avenue	\$15,550,000	Lenox Hill	7
5	205 East 59th Street	\$11,700,000	Lenox Hill	107
6	257 Central Park West	\$9,100,000	Upper West Side	73
7	40 East 61st Street	\$9,100,000	Lenox Hill	37
8	501 West 29th Street	\$5,500,000	Chelsea	14
9	308 East 49th Street	\$4,426,000	Turtle Bay	13
10	1382-1386 2nd Avenue	\$25,000,000	Lenox Hill	24
11	240 East 33rd Street	\$4,000,000	Kips Bay	2
12	1007 Lexington Avenue	\$3,850,000	Lenox Hill	8
13	217 West 80th Street	\$3,800,000	Upper West Side	4

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 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
Q3 DEVELOPMENT SITE METRICS

3

TRANSACTIONS SOLD

\$52.05M

\$ VOLUME SOLD

142,188

BUILDABLE SF SOLD



211-215 EAST 83RD ST



1482-1486 1ST AVE



1488-1490 1ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	211-215 East 83rd Street	\$11,750,000	Yorkville	20808
2	1482-1486 1st Avenue	\$33,700,000	Lenox Hill	88000
3	1488-1490 1st Avenue	\$6,606,600	Lenox Hill	33380

Development Site Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 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

Q3 2024 COMPLETE MARKET METRICS

32	\$311,65M	562	142,188
TRANSACTIONS SOLD	\$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
+113% YoY	+166% YoY	+357% YoY	+100% YoY

PRICE ANALYSIS BY TERRITORY

MIDTOWN

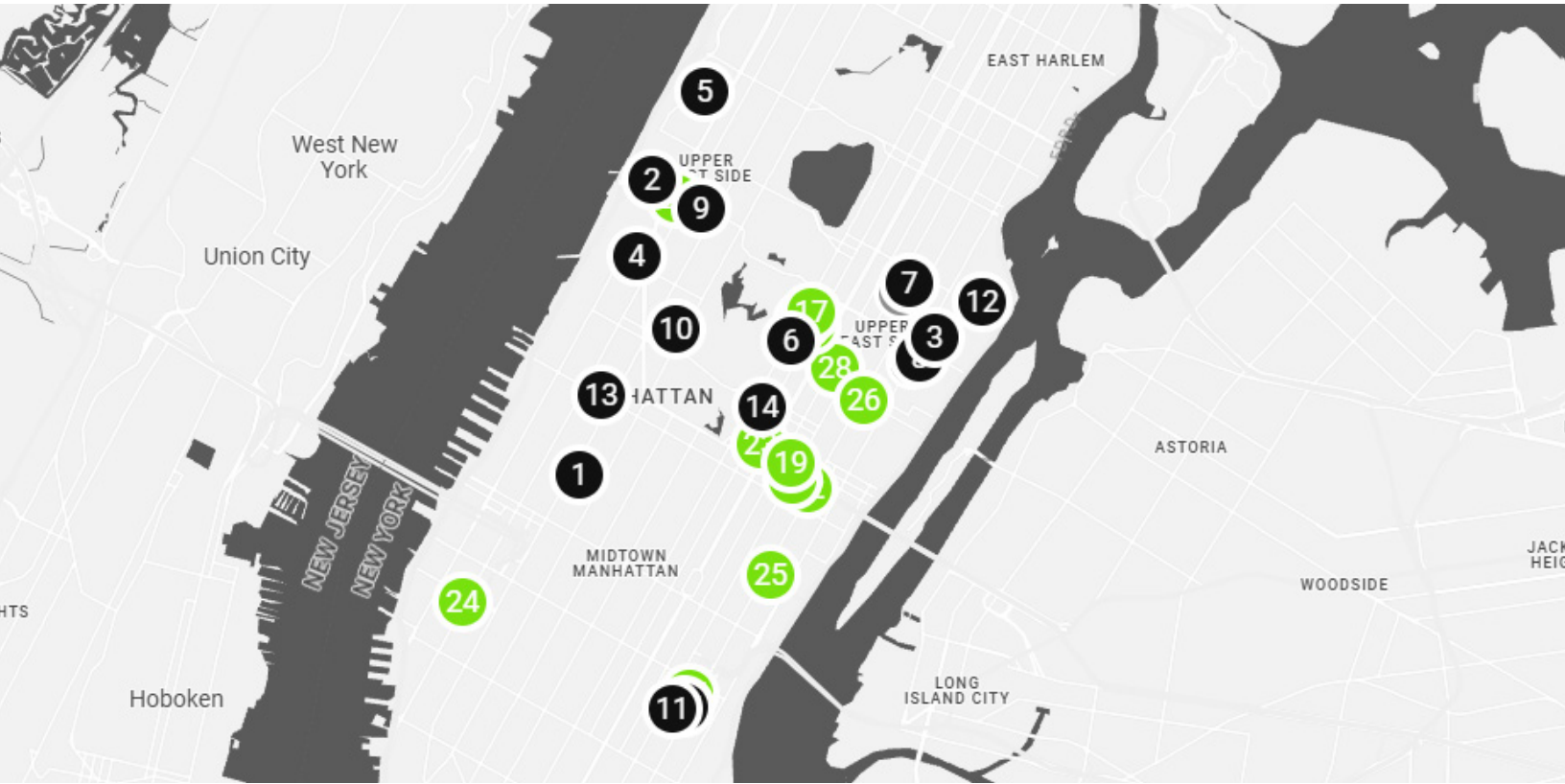
	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$602 +100% YoY	\$682 -11% YoY	\$0 0% YoY
\$/UNIT	\$416,464 +100% YoY	\$366,659 -27% YoY	

UPPER EAST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$800 -10% YoY	\$968 -33% YoY	\$382 -33% YoY
\$/UNIT	\$507,313 +7% YoY	\$510,032 -75% YoY	

UPPER WEST SIDE

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$987 -32% YoY	\$306 +100% YoY	\$0 0% YoY
\$/UNIT	\$532,083 -84% YoY	\$537,329 +100% YoY	



MULTIFAMILY

- 1 359 West 48th Street
- 2 318 West 81st Street
- 3 418 East 81st Street
- 4 246 West 73rd Street
- 5 313 West 92nd Street
- 6 920 5th Avenue
- 7 220-222 East 85th Street
- 8 405 East 78th Street
- 9 132 West 81st Street
- 10 18-20 West 68th Street
- 11 217 East 30th Street
- 12 518 East 87th Street
- 13 425 West 57th Street
- 14 14 East 65th Street

MIXED USE

- 15 4 East 77th Street
- 16 944 5th Avenue
- 17 164 East 61st Street
- 18 958 Madison Avenue
- 19 205 East 59th Street
- 20 257 Central Park West
- 21 40 East 61st Street
- 22 501 West 29th Street
- 23 308 East 49th Street
- 24 1382-1386 2nd Avenue
- 25 240 East 33rd Street
- 26 1007 Lexington Avenue
- 27 217 West 80th Street

DEVELOPMENT SITES

- 28 211-215 East 83rd Street
- 29 1482-1486 1st Avenue
- 30 1488-1490 1st Avenue



MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE
Q3 2024 MARKET REPORT

CONTACT THE **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE** TEAM FOR
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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES

www.IPRG.com