TRDDATA

Move over, Tribeca: Manhattan's priciest street is moving uptown

Priciest street in 2026 has shifted north in post-pandemic years

By Mary Diduch

Research by Matthew Elo

Manhattan's luxury buyers are heading uptown — at least if the borough's priciest streets are any indication.

West 84th Street on the Upper West Side has emerged as Manhattan's most expensive street this year, with a median sale price of 6.1 million, according to a TRD Data analysis. The street has seen 59 deals close so far this year, with a median price point of $6.1 million. That's nearly five times the borough-wide figure, and a dramatic improvement from 2019, when the street did not make TRD Data's list at all. The reason? Naftali Group's new luxury condominium development, The Henry.

So far this year, the firm has sold 40 units at 211 West 84th Street, accounting for two-thirds of the street's deals this year. The median sale price of those condos clocked in at $8.9 million.

TRD Data's analysis included sale records, for both re-sale and new development homes across property types, on streets with at least 15 transactions from the start of the year through Nov. 13 and for the same period in 2019.

The finding marks a geographic shift of where luxury buyers are putting down roots. In 2019, before the pandemic, the most expensive streets in Manhattan were downtown: No. 1 was Tribeca's Park Place. With 17 sales on that street, the median price of those deals was $9.8 million. Second and third places went to Morton Street in the West Village and Murray Street, also in Tribeca. An Upper West Side street was fourth: West 81st Street, which that year had seen a bulk of closings at Alchemy Properties' 250 West 81st Street.

Part of the move uptown stems from what's actually on the market. The city is experiencing a scarcity issue, not just for high-end homes but top-notch, quality homes, said Mike Fabbri, a luxury broker with The Agency.

"Because of that, new dev is selling very well because it's turnkey, it's ready to go, it's brand new, and I think the quality of product being built now is just beyond what it used to be," he said.

It also underscores a distinction about location within the Upper West Side itself, said Francis Katzen, a luxury broker with Douglas Elliman. Availability is limited on the prime UWS strip of Central Park West, where Zeckendorf's 15 Central Park West, designed by Robert A.M. Stern, achieved the city's first billion-dollar sell out. Meanwhile, The Henry, also designed by Stern, sits between Amsterdam Avenue and Broadway.

"Now you've got this outlier," said Katzen, adding that Stern's influence has pushed deeper into the neighborhood, "which is really important because we've seen it on the Upper East, we just haven't seen it consistently, in my opinion, on the Upper West."

Third place this year is another street further north, Hudson Yards. This stems from Related Companies and Oxford Properties Group's new developments at 15 and 35 Hudson Yards. This year, they had a median of $5.1 million.

But not all of the top streets this year are midtown or uptown. Following West 84th Street is Charles Street in the West Village with a median sale price of just under $6 million across 26 deals. Unlike West 84th however, Charles Street has been a mainstay for luxury buyers, ranking fifth in 2019 as well with a median price of $4.8 million.

"The blue chip stops of locations are still driving," Katzen said. "Tribeca holds weight for sure. It's going to come down to: east of Broadway, west of Broadway and the caliber of the unit. … We've seen it time and time again."

https://therealdeal.com/data/new-york/2026/most-expensive-street-to-buy-a-home-in-nyc-in-2026/?utm_campaign=sl-data-drop-ny&utm_source=trd-newsletter&tpcc=sl-data-drop-ny&utm_medium=email&utm_term=Valid%20New%20York