

NYC INVESTMENT SALES AND ADVISORY

DOWNTOWN MANHATTAN MARKET REPORT

APRIL
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

APRIL 2021 SALES ACTIVITY

DOWNTOWN MANHATTAN



14 Vesey Street



107-109 East 2nd Street



140 Mulberry Street

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	14 Vesey Street	\$19,000,000	10	Multifamily	Financial District
2	240 Mulberry St & 196 Elizabeth St	\$17,725,000	44	Mixed Use	NoLita
3	107-109 East 2nd Street	\$10,000,000	39	Multifamily	East Village
4	152 2nd Avenue	\$8,000,000	26	Mixed Use	East Village
5	140 Mulberry Street	\$5,500,000	10	Mixed Use	Little Italy
6	357 Bleecker Street	\$5,670,000	2	Mixed Use	West Village
7	98 Bayard Street	\$4,880,000	8,256 BSF	Development	Chinatown
8	280 Bleecker Street	\$4,750,000	4	Mixed Use	Greenwich Village
9	11 8th Avenue	\$3,318,000	9	Mixed Use	West Village

9

TRANSACTIONS
SOLD

\$78.84M

\$ VOLUME
SOLD

144

UNITS
SOLD

8,256

BSF
SOLD

* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - April 30, 2021

* Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10011, 10012, 10013, 10014, 10038, 10280

For More Information, Contact:

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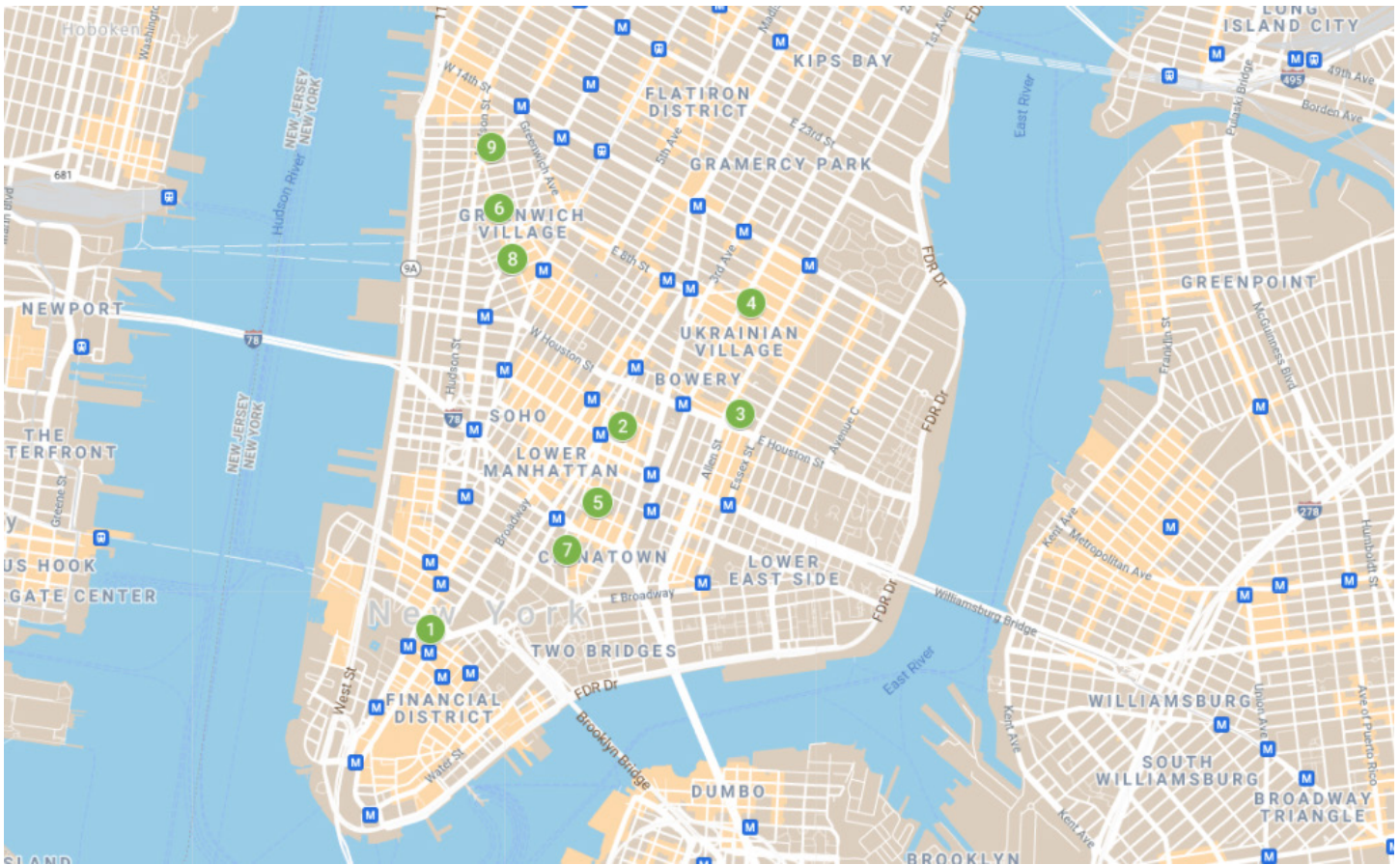
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- 1 14 Vesey Street
- 2 240 Mulberry St & 196 Elizabeth St
- 3 107-109 East 2nd Street
- 4 152 2nd Avenue
- 5 140 Mulberry St
- 6 357 Bleecker Street
- 7 98 Bayard Street
- 8 280 Bleecker Street
- 9 11 8th Avenue

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MONTH OVER MONTH

COMPARED TO MARCH 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	9	\$78,843,000	144
MARCH 2021	3	\$22,697,000	18
% of CHANGE	↑+200% MoM	↑+247% MoM	↑+700% MoM

YEAR OVER YEAR

COMPARED TO APRIL 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
APRIL 2021	9	\$78,843,000	144
APRIL 2020	5	\$109,164,811	129
% of CHANGE	↑+80% MoM	↓-28% MoM	↑+12% MoM

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DOWNTOWN MANHATTAN TEAM



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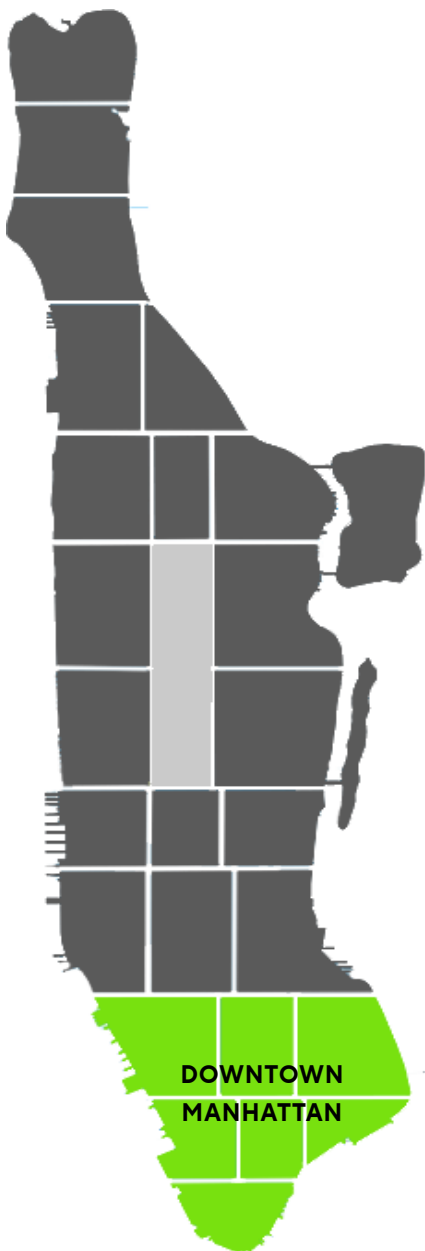
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IPRG ADVANTAGE



1
POWERFUL
TEAM

650+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES

WHY US?



Track Record

The market specialists.

We have sold hundreds of NYC investment properties for over \$2 billion, with numerous price records across all asset classes.



Our People

All brokers are not created equal.

We are expert brokers that provide strategic guidance to best navigate the sales process and achieve optimal results.



Tech + Data

Information is power.

We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



One Team

Strength in numbers.

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



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