

DOWNTOWN MANHATTAN MARKET REPORT

AUGUST 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

DOWNTOWN MANHATTAN

10

TRANSACTIONS SOLD

148

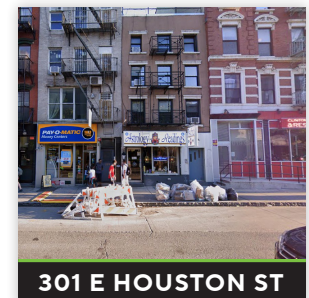
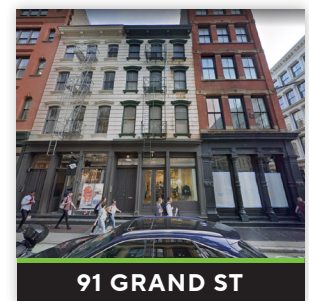
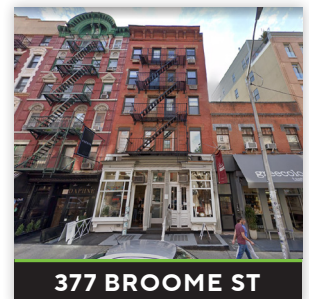
UNITS SOLD

\$144.2M

\$ VOLUME SOLD

61,574

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPES
1	50, 54, 58 East 3rd Street	\$49,500,000	72	Multi-Family
2	142-148 West 21st Street	\$31,000,000	*61,574 BSF	Development
3	22 East 10th Street	\$15,000,000	5	Multi-Family
4	176-178 Waverly Place	\$8,910,000	10	Multi-Family
5	319 East 6th Street	\$8,295,000	3	Multi-Family
6	377 Broome Street	\$8,200,000	19	Mixed Use
7	357-359 West 22nd Street	\$8,000,000	10	Multi-Family
8	208-210 West 17th Street	\$7,200,000	20	Multi-Family
9	91 Grand Street	\$5,500,000	5	Mixed Use
10	301 East Houston Street	\$2,600,000	4	Mixed Use

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **August 1, 2021 - August 31, 2021**

Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10010, 10011, 10012, 10013, 10014, 10038, 10280, 10282

Neighborhoods: Battery Park City, Chinatown, Civic Center, East Village, Financial District, Flatiron District, Gramercy Park, Greenwich Village, Hudson Square, Lower East Side, Little Italy, Meatpacking, NoHo, NoLIta, SoHo, South Chelsea, TriBeCa, Two Bridges, West Village

MONTH OVER MONTH

COMPARED TO JULY 2021

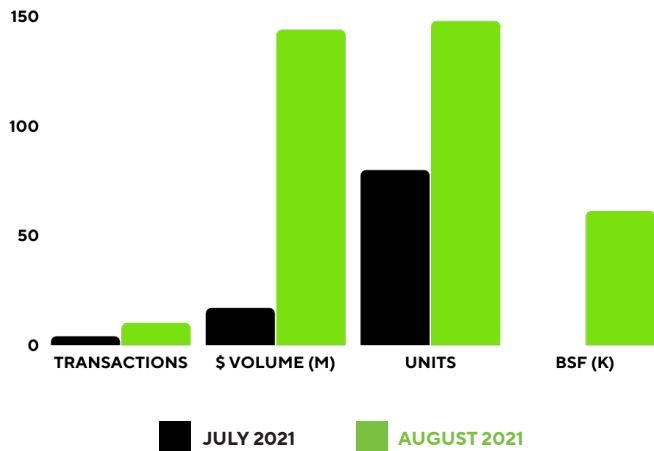
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	10	\$144,205,000	148	61,574
JULY 2021	4	\$17,530,000	80	0
% of CHANGE	↑+150% MoM	↑+723% MoM	↑+85% MoM	N/A

YEAR OVER YEAR

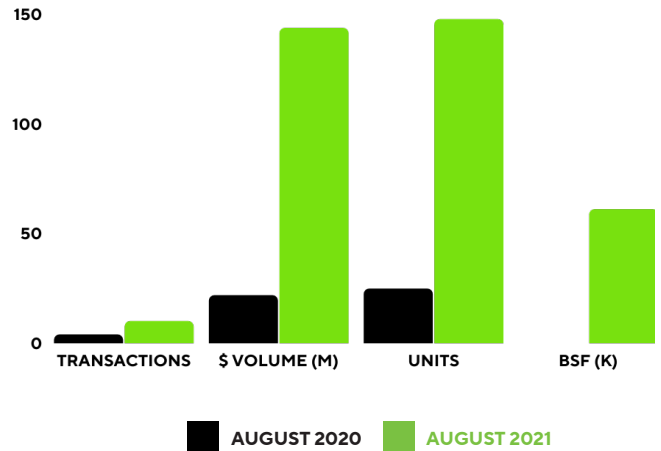
COMPARED TO AUGUST 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	10	\$144,205,000	148	61,574
AUGUST 2020	4	\$22,012,500	25	0
% of CHANGE	↑+150% YoY	↑+555% YoY	↑+492% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

ZACHARY
ZISKIN
718.360.0969

ADAM
LOBEL
718.360.8815

JUSTIN
ZEITCHIK
718.360.8827

ELI
ZEMPSKY
718.360.8553

DOWNTOWN MANHATTAN TEAM

**ZACHARY
ZISKIN**

718.360.0969

ZZiskin@IPRG.com

**ELI
ZEMPSKY**

718.360.8553

EZempsky@IPRG.com

**ADAM
LOBEL**

718.360.8815

ALobel@IPRG.com

**JUSTIN
ZEITCHIK**

718.360.8827

JZeitchik@IPRG.com





IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

www.IPRG.com | 718.360.8801

