

DOWNTOWN MANHATTAN MARKET REPORT

OCTOBER 2021



INVESTMENT PROPERTY REALTY GROUP

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DOWNTOWN MANHATTAN

DOWNTOWN MANHATTAN OCTOBER 2021 COMPLETE MARKET METRICS

14

TRANSACTIONS SOLD

122

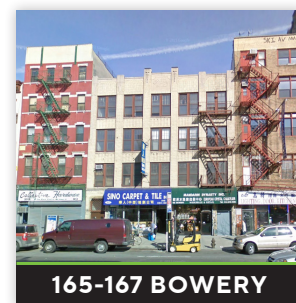
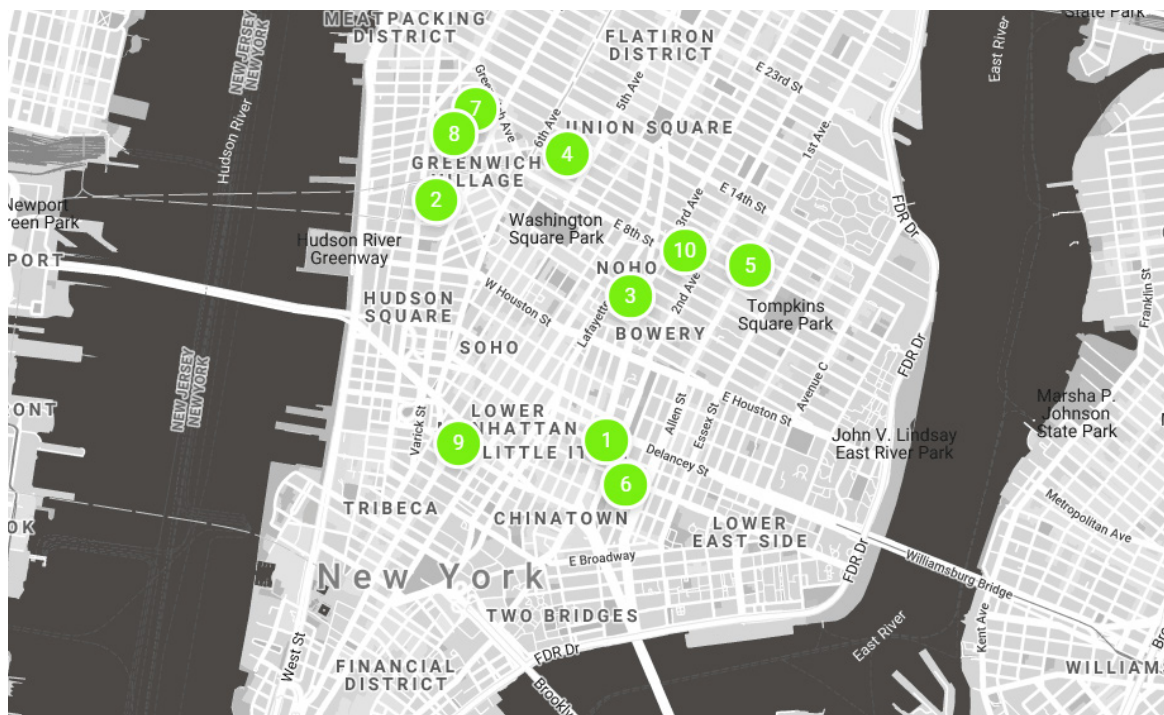
UNITS SOLD

\$131.55M

\$ VOLUME SOLD

0

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	165-167 Bowery	\$18,750,000	7	Mixed Use
2	95 Bedford Street	\$17,600,000	6	Mixed Use
3	34-36 East 4th Street	\$16,500,000	36	Multi-Family
4	36 West 11th Street	\$11,000,000	4	Mixed Use
5	164 1st Avenue	\$10,400,000	13	Mixed Use
6	283 Grand Street	\$10,400,000	2	Retail
7	32 Bank Street	\$10,200,000	5	Multi-Family
8	73 Perry Street	\$9,900,000	6	Multi-Family
9	311 Church Street	\$7,800,000	5	Mixed Use
10	218 East 9th Street	\$5,100,000	3	Mixed Use

SELECT SALES ACTIVITY ABOVE

Transactions between \$1,000,000 - \$50,000,000 from October 1, 2021 - October 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 SEPTEMBER 2021

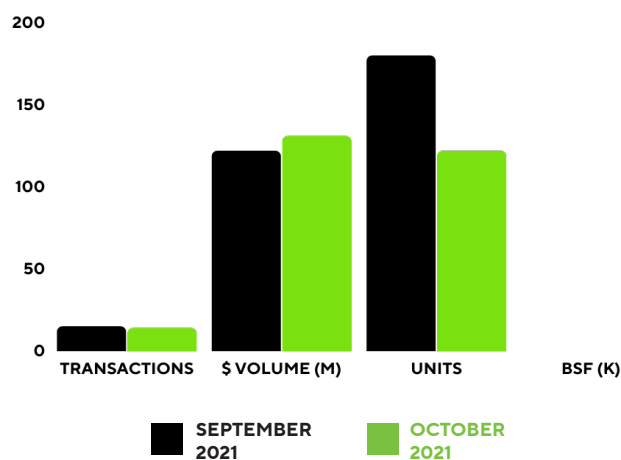
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	14	\$131,550,000	122	0
SEPTEMBER 2021	15	\$122,922,990	180	0
% of CHANGE	↓ -7% MoM	↑ +7% MoM	↓ -32% MoM	0% MoM

YEAR OVER YEAR

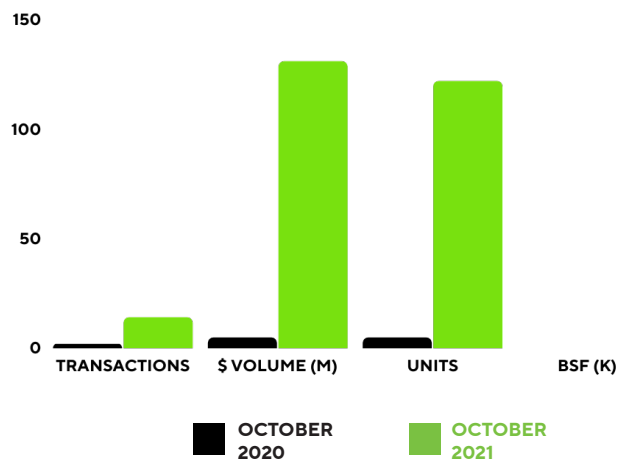
COMPARED TO OCTOBER 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	14	\$131,550,000	122	0
OCTOBER 2020	2	\$4,650,000	5	0
% of CHANGE	↑ +600% YoY	↑ +2,729% YoY	↑ +2,340% YoY	0% MoM

MONTH OVER MONTH



YEAR OVER YEAR



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