



**DOWNTOWN  
MANHATTAN  
MARKET REPORT  
Q1 2021**



**IPRG**



	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	340 East 9th Street	\$5,975,000	10	East Village
2	244 West 11th Street	\$4,300,000	8	West Village

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

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

COMPLETE MUTLIFAMILY MARKET METRICS

<p><b>2</b></p> <p>TRANSACTIONS SOLD</p>	<p><b>\$10.28M</b></p> <p>\$ VOLUME SOLD</p>	<p><b>18</b></p> <p>UNITS SOLD</p>
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For More Information, Contact:

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23 8TH AVE



45-47 2ND AVE



405 E 6TH ST



381 BROOME ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	100 2nd Avenue	\$13,250,000	8	East Village
2	30 Warren Street #C	\$12,000,000	1	TriBeCa
3	23 8th Avenue	\$5,077,000	2	West Village
4	45-47 2nd Avenue	\$4,370,000	8	East Village
5	405 East 6th Street	\$4,025,000	5	East Village
6	197 East 7th Street	\$3,425,000	11	East Village
7	381 Broome Street	\$1,940,000	1	Little Italy

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

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

COMPLETE MIXED-USE MARKET METRICS

7

TRANSACTIONS  
SOLD

\$44.10M

\$ VOLUME  
SOLD

36

UNITS  
SOLD

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**NO DEVELOPMENT ACTIVITY IN Q1 2021**

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YEAR OVER YEAR

COMPARED TO Q1-2020

\*\*Summary of Q1 Transactions in Downtown Manhattan



9

# OF TRANSACTIONS

↓ -53% YoY



\$54.36M

DOLLAR VOLUME

↓ -77% YoY



54

# OF UNITS

↓ -71% YoY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,053 -60% YoY	\$1,441 +39% YoY	NO DEVELOPMENT SALES
\$/UNIT	\$567,500 -72% YoY	\$2,828,195 +174% YoY	-

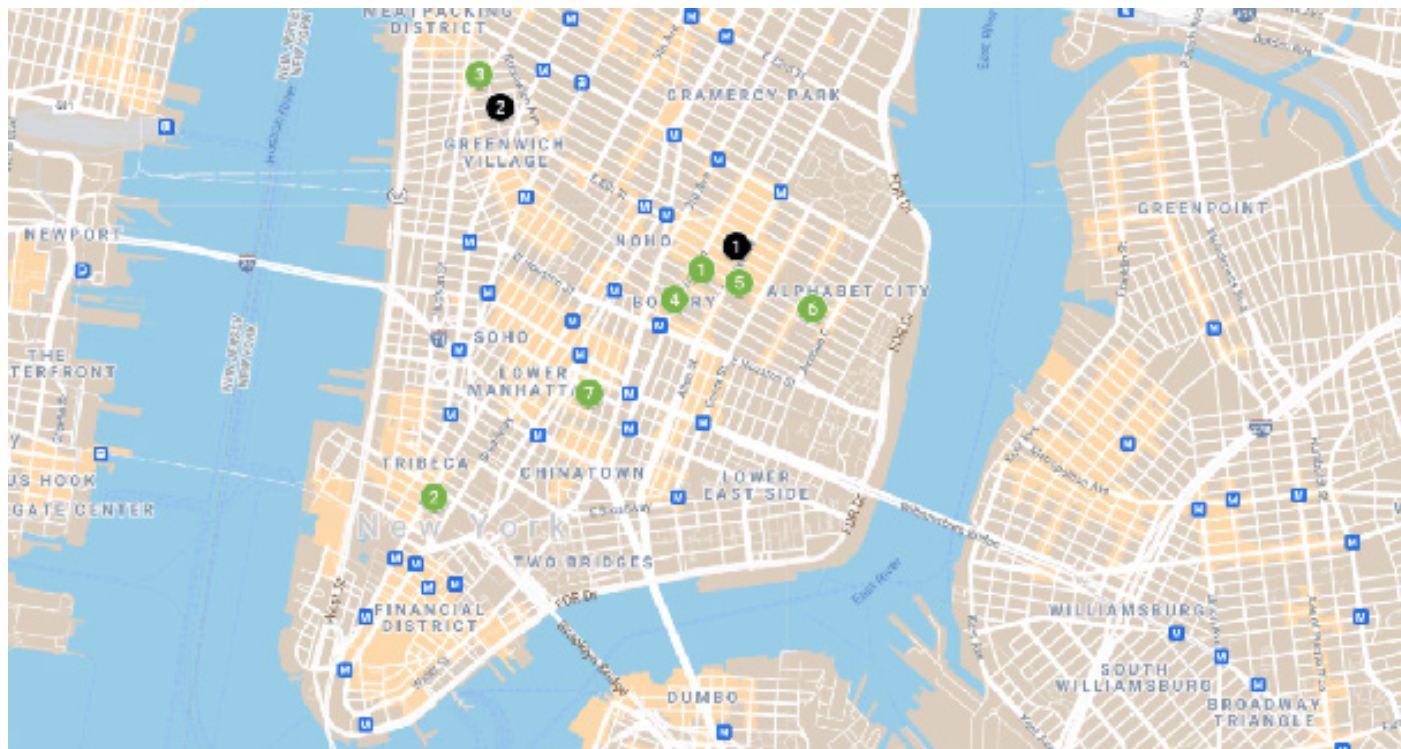
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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- ❶ 340 East 9th Street
- ❷ 244 West 11th Street

- ❶ 100 2nd Avenue
- ❷ 30 Warren Street #C
- ❸ 23 8th Avenue
- ❹ 45-47 2nd Avenue
- ❺ 405 East 6th Street
- ❻ 197 East 7th Street
- ❼ 381 Broome Street

**NO DEVELOPMENT ACTIVITY IN Q1 2021**

# DOWNTOWN MANHATTAN TEAM



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**1**

POWERFUL  
TEAM

**650+**

PROPERTIES SOLD

OVER  
**\$2B**

TOTAL SALES



**INVESTMENT PROPERTY REALTY  
GROUP**

45 Broadway, 29th Floor  
New York, NY 10006



# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

**CALL FOR A COMPLIMENTARY PROPERTY VALUATION**

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