

**DOWNTOWN**

**MANHATTAN**

**MARKET REPORT**

**Q2 2021**

**IPRG**



14 VESEY ST



107-109 E 2ND ST



9 E 9TH ST



661 WASHINGTON ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	14 Vesey Street	\$19,000,000	10	Financial District
2	654 Broadway	\$10,000,000	8	NoHo
3	107-109 East 2nd Street	\$10,000,000	39	East Village
4	9 East 9th Street	\$9,550,000	5	Greenwich Village
5	244 West 11th Street	\$8,500,000	8	West Village
6	661 Washington Street	\$8,400,000	13	West Village
7	365-367 Canal Street	\$8,100,000	8	SoHo
8	332 East 19th Street	\$7,900,000	25	Gramercy Park
9	233 East 3rd Street	\$7,500,000	29	East Village
10	209 West 20th Street	\$6,750,000	12	Chelsea

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

COMPLETE MULTIFAMILY MARKET METRICS

10

TRANSACTIONS  
SOLD

\$95.70M

\$ VOLUME  
SOLD

157

UNITS  
SOLD



30 EAST 14TH ST



205 AVENUE A



387 BLEECKER ST



140 MULBERRY ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	30 East 14th Street	\$23,500,000	18	Greenwich Village
2	240 Mulberry St & 196 Elizabeth St	\$17,725,000	44	NoLita
3	205 Avenue A	\$14,350,000	10	East Village
4	33-35 Howard Street	\$11,200,000	7	SoHo
5	287 Bleecker Street	\$10,000,000	9	Greenwich Village
6	34-36 Carmine Street	\$9,400,000	18	Greenwich Village
7	152 2nd Avenue	\$8,000,000	26	East Village
8	357 Bleecker Street	\$5,670,000	2	West Village
9	140 Mulberry St	\$5,500,000	10	Little Italy
10	94 Orchard Street	\$4,750,000	15	Lower East Side
11	280 Bleecker Street	\$4,750,000	4	Greenwich Village
12	135 Reade Street	\$4,650,000	5	TriBeCa
13	109 East 9th Street	\$3,350,000	14	East Village
14	11 8th Avenue	\$3,318,000	9	West Village

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COMPLETE MIXED-USE MARKET METRICS

14

TRANSACTIONS  
SOLD

\$126.16M

\$ VOLUME  
SOLD

191

UNITS  
SOLD



15 CATHERINE ST



98 BAYARD ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	15 Catherine Street	\$5,200,000	10,495 BSF	Two Bridges
2	98 Bayard Street	\$4,880,000	8,256 BSF	Chinatown

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COMPLETE DEVELOPMENT SITE MARKET METRICS

2

TRANSACTIONS  
SOLD

\$10.10M

\$ VOLUME  
SOLD

18,751

BSF  
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in Downtown Manhattan



**26**

# OF TRANSACTIONS

↑ +63% YoY



**\$231.94M**

DOLLAR VOLUME

↑ +22% YoY



**348**

# OF UNITS

↑ +24% YoY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	<b>\$843</b> +3% YoY	<b>\$908</b> +20% YoY	<b>\$543/BSF</b> -12% YoY
\$/UNIT	<b>\$917,468</b> +133% YoY	<b>\$936,539</b> +6% YoY	-

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- 1 14 Vesey Street
- 2 654 Broadway
- 3 107-109 East 2nd Street
- 4 9 East 9th Street
- 5 244 West 11th Street
- 6 661 Washington Street
- 7 365-367 Canal Street
- 8 332 East 19th Street
- 9 233 East 3rd Street
- 10 209 West 20th Street

- 1 30 East 14th Street
- 2 240 Mulberry St & 196 Elizabeth St
- 3 205 Avenue A
- 4 33-35 Howard Street
- 5 287 Bleecker Street
- 6 34-36 Carmine Street
- 7 152 2nd Avenue
- 8 357 Bleecker Street
- 9 140 Mulberry St
- 10 94 Orchard Street
- 11 280 Bleecker Street
- 12 135 Reade Street
- 13 109 East 9th Street
- 14 11 8th Avenue

- 1 15 Catherine Street
- 2 98 Bayard Street

# DOWNTOWN MANHATTAN TEAM



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**1**

POWERFUL  
TEAM

**650+**

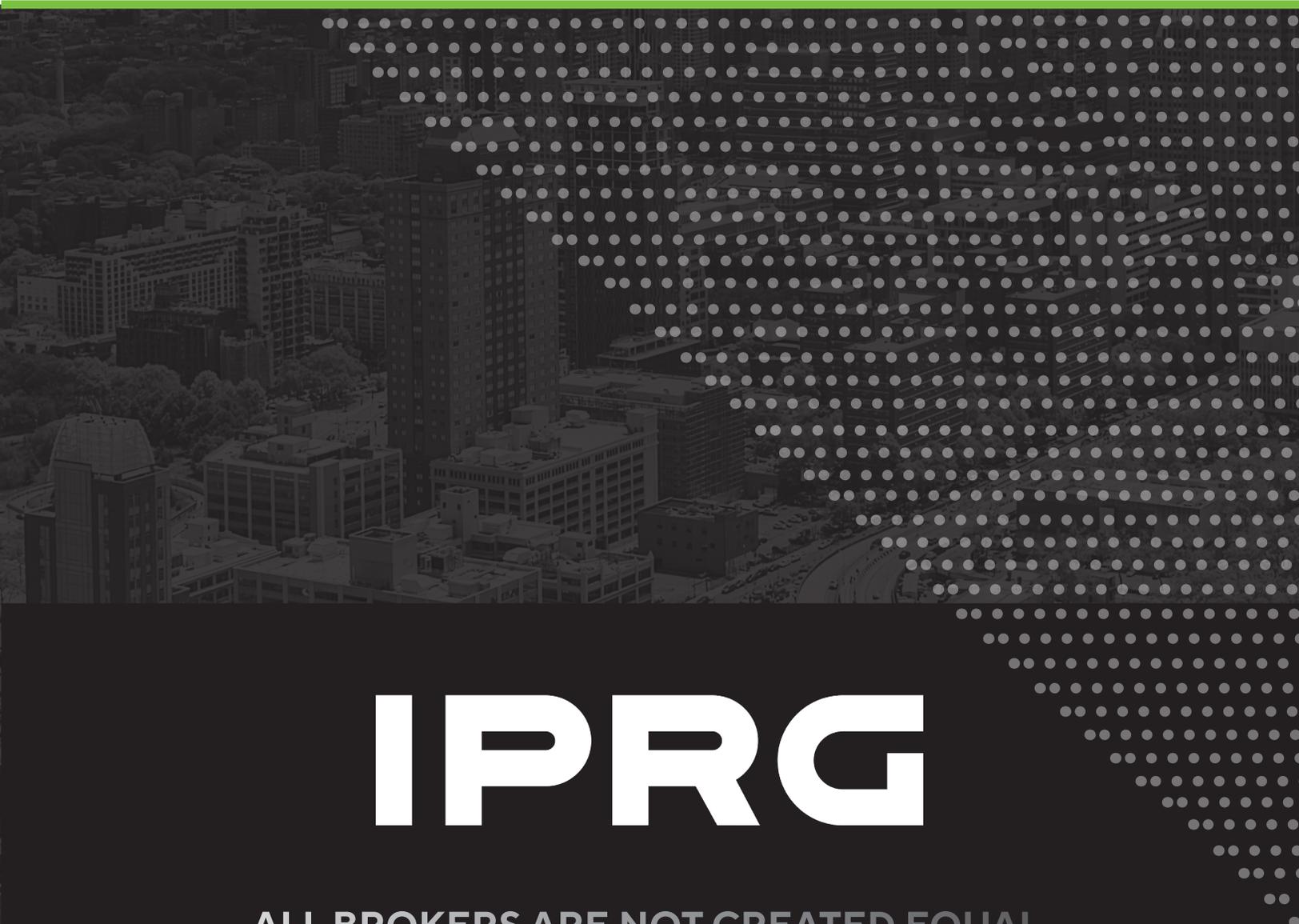
PROPERTIES SOLD

OVER  
**\$2B**

TOTAL SALES

**INVESTMENT PROPERTY REALTY  
GROUP**

45 Broadway, 29th Floor  
New York, NY 10006



# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

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