

MANHATTAN MARKET REPORT

Q2 2021



IPRG

Q2 2021 BRG SALES ACTIVITY

RECENT BRG TRANSACTIONS



Address: 218-220 Thompson Street
Neighborhood: Greenwich Village
Cross Streets: Bleecker & West 3rd
Offering Price: \$13,000,000
Building Size: 18,375 SF
of Units: 32 Apts & 2 Stores
Price/SF: \$707
Tax Class: 2
Notes: Long-Term Family Ownership



Address: 54 West 10th Street
Neighborhood: Greenwich Village
Cross Streets: 5th & 6th Ave
Offering Price: \$7,995,000
Building Size: 5,500 SF
of Units: 10 Apts
Price/SF: \$1,454
Tax Class: 2B
Notes: Long-Term Family Ownership



Address: 113 West 13th Street
Neighborhood: Greenwich Village
Cross Streets: 6th & 7th Ave
Offering Price: \$5,500,000
Building Size: 4,760 SF
of Units: 3 Apts & 1 Restaurant
Price/SF: \$1,155
Tax Class: 2A
Notes: Townhouse Conversion Potential



Address: 513-515 Avenue of Americas
Neighborhood: Greenwich Village
Cross Streets: W 13th & W 14th St
Offering Price: \$7,900,000
Building Size: 5,106 SF
of Units: 4 Apts & 2 Stores
Price/SF: \$1,547
Tax Class: 1
Notes: Can Be Sold Together or Separately



Greene Street SoHo



Lexington Avenue NoMad



1st Avenue Lenox Hill



1st Avenue Lenox Hill



510 East 13th Street East Village | \$5,400,000



123 1st Avenue East Village | \$3,050,000



519 East 6th Street East Village | \$5,250,000



216 East 5th Street East Village | \$4,000,000



13-15 Christopher Street Greenwich Village | \$11,300,000



116-118 East 31st Street NoMad | \$4,750,000



216 East 50th Street Turtle Bay | \$3,400,000



53 Wooster Street SoHo | \$7,200,000



178 Spring Street SoHo | \$7,000,000



77-79 Madison Street Chinatown | \$12,000,000

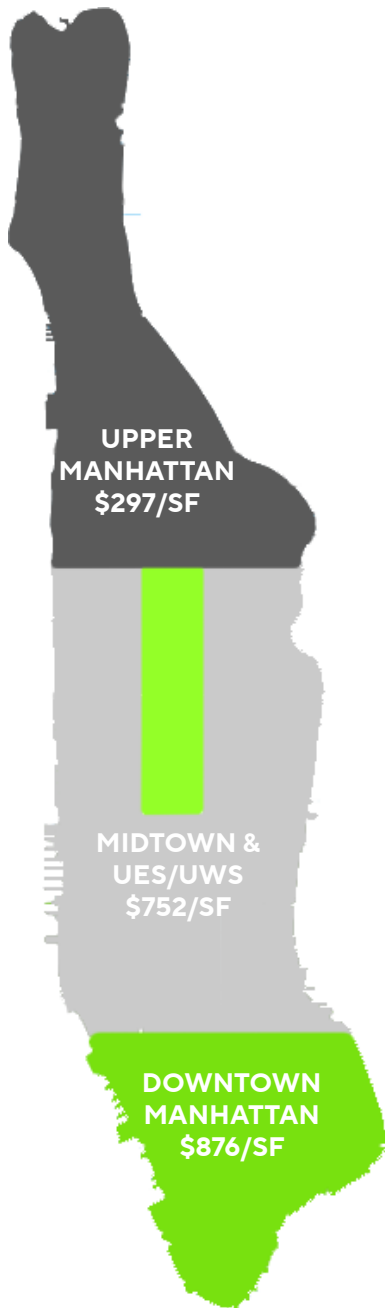


58-64 Elizabeth Street Chinatown | \$16,700,000



10-14 Doyers Street Chinatown | \$3,000,000

AVERAGE PRICE/SF BY TERRITORY



Q2

75

CLOSED TRANSACTIONS
(\$1-\$50 MILLION)

\$756M

CLOSED DOLLAR VOLUME

The total number of closed transactions in Q2 2021 increased by **42%** compared to Q2 2020.

The total dollar volume in Q2 2021 increased by **52%** compared to Q2 2020.

MANHATTAN Q2 CLOSED TRANSACTIONS

33

MULTIFAMILY
TRANSACTIONS
↑+65% YoY

29

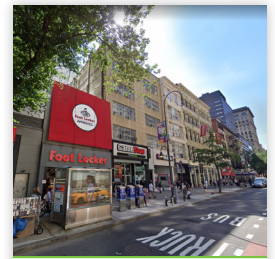
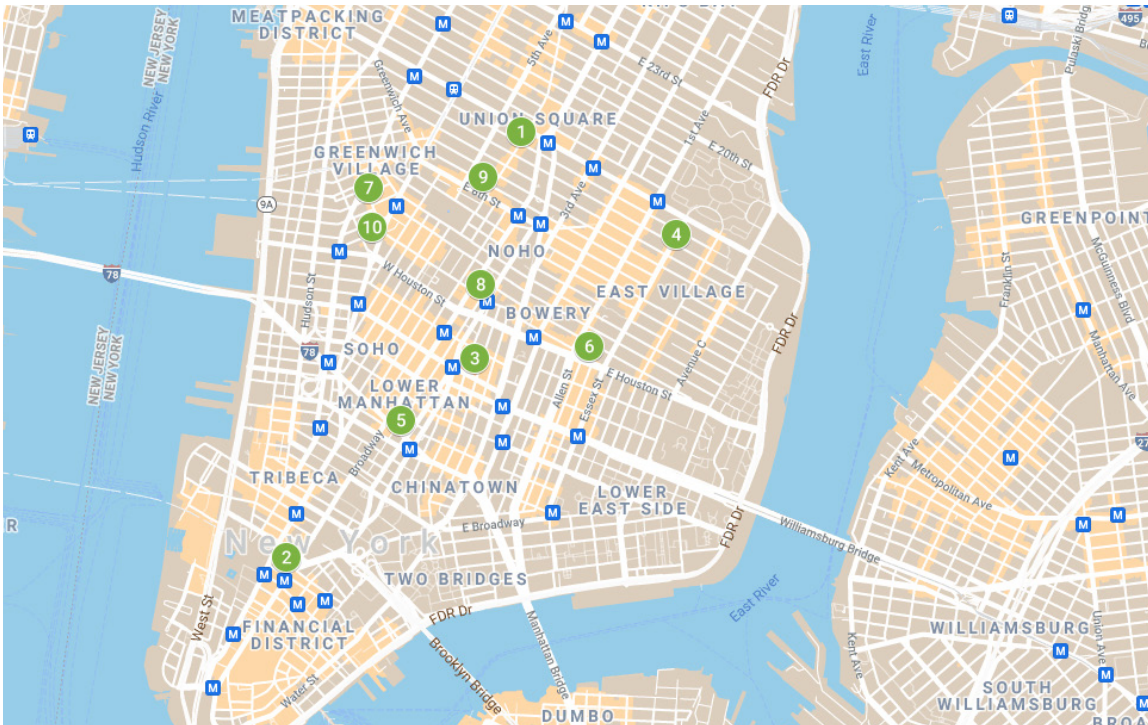
MIXED-USE
TRANSACTIONS
↑+53% YoY

6

DEVELOPMENT
TRANSACTIONS
↓-33% YoY

7

OFFICE/RETAIL
TRANSACTIONS
↑+40% YoY



30 EAST 14TH ST



14 VESEY ST



205 AVENUE A



107-109 E 2ND ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 30 East 14th Street	\$23,500,000	18	Mixed Use
2 14 Vesey Street	\$19,000,000	10	Multifamily
3 240 Mulberry St & 196 Elizabeth St	\$17,725,000	44	Mixed Use
4 205 Avenue A	\$14,350,000	10	Mixed Use
5 33-35 Howard Street	\$11,200,000	7	Mixed Use
6 107-109 East 2nd Street	\$10,000,000	39	Multifamily
7 287 Bleecker Street	\$10,000,000	9	Mixed Use
8 654 Broadway	\$10,000,000	8	Multi-Family
9 9 East 9th Street	\$9,550,000	5	Multi-Family
10 34-36 Carmine Street	\$9,400,000	18	Mixed Use

SELECT SALES ACTIVITY ABOVE

DOWNTOWN MANHATTAN Q2 MARKET METRICS

27
TRANSACTIONS
SOLD

\$234.7M
\$ VOLUME
SOLD

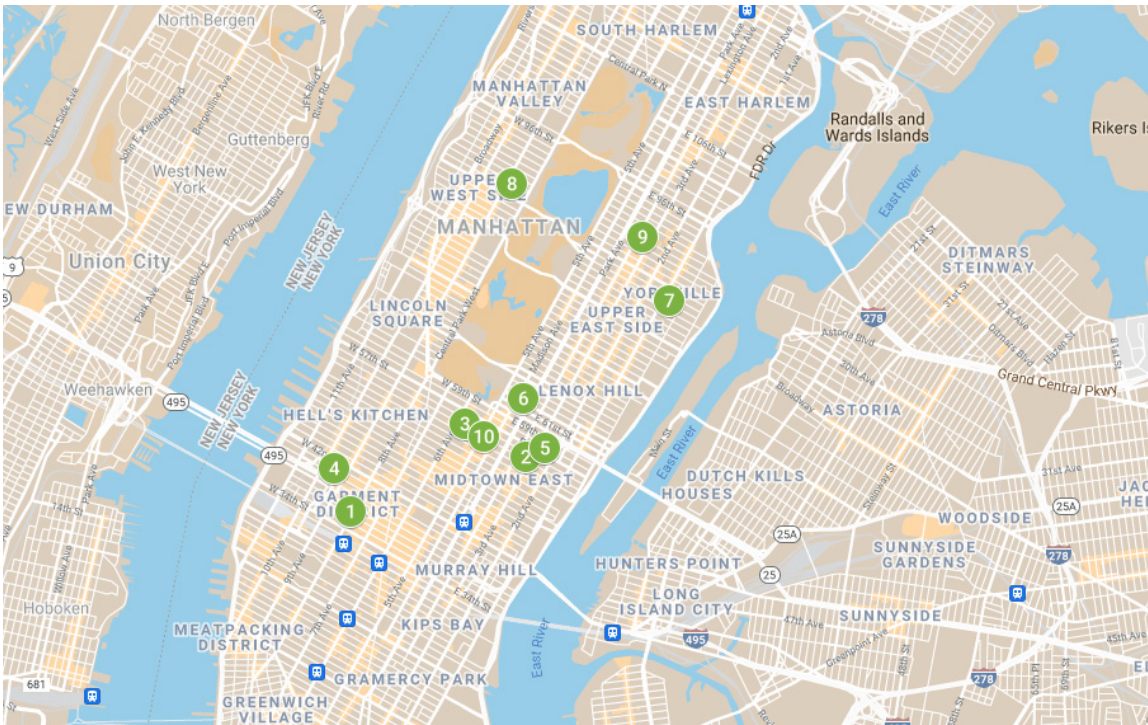
348
UNITS
SOLD

18,751
BSF
SOLD

* 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 include: 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



523-529 8TH AVE



155 E 55TH ST



440 W 41ST ST



35 E 62ND ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 523-529 8th Avenue	\$47,398,364	*82,950 BSF	Development
2 155 East 55th Street	\$47,000,000	102	Office
3 65 West 55th Street	\$45,000,000	104	Mixed Use
4 440 West 41st Street	\$40,300,000	109	Mixed Use
5 210 East 58th Street	\$38,000,000	110	Mixed Use
6 35 East 62nd Street	\$25,000,000	1	Conversion
7 409 East 84th Street	\$21,700,000	48	Multi-Family
8 66 West 88th Street	\$17,000,000	48	Multi-Family
9 151 East 90th Street	\$15,000,000	48	Multi-Family
10 45 West 55th Street	\$12,250,000	14	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

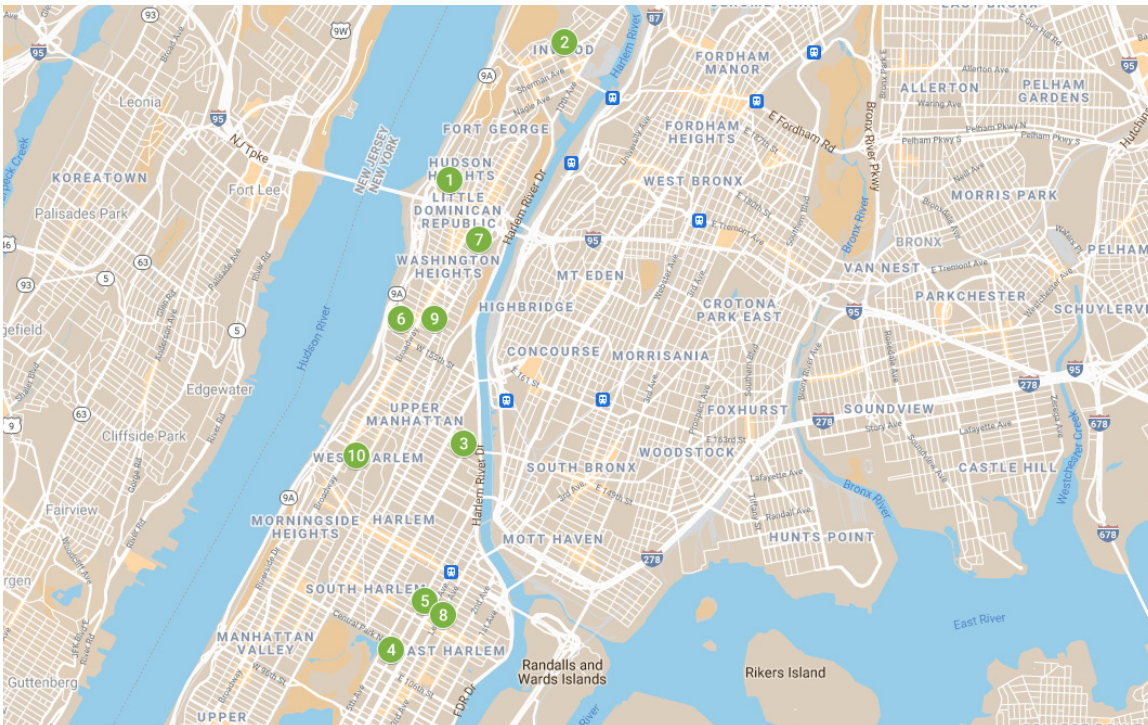
MIDTOWN, UPPER EAST SIDE & UPPER WEST SIDE Q2 MARKET METRICS

<p>37</p> <p>TRANSACTIONS SOLD</p>	<p>\$447.9M</p> <p>\$ VOLUME SOLD</p>	<p>825</p> <p>UNITS SOLD</p>	<p>82,950</p> <p>BSF SOLD</p>
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* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

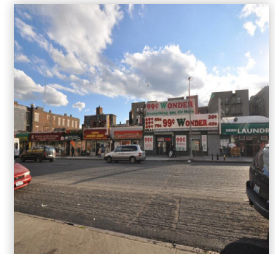
* Neighborhoods: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper West Side, Yorkville



106-114 PINEHURST AVE



101 COOPER ST



112-120 W 145TH ST



19 E 109TH ST

ADDRESS	SALE PRICE	TOTAL UNITS	ASSET TYPE
1 106-114 Pinehurst Avenue	\$19,500,000	96	Multi-Family
2 101 Cooper Street	\$15,150,000	82	Multi-Family
3 112-120 West 145th Street	\$6,050,000	*32,000 BSF	Development
4 19 East 109th Street	\$5,500,000	31	Multi-Family
5 1829 Madison Avenue	\$5,500,000	19	Mixed Use
6 638 West 158th Street	\$5,200,000	*55,986 BSF	Development
7 199 Audubon Avenue	\$4,100,000	25	Mixed Use
8 147 East 118th Street	\$4,000,000	21	Mixed Use
9 523 West 160th Street	\$3,500,000	21	Multi-Family
10 521 West 134th Street	\$2,875,000	*19,200 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

UPPER MANHATTAN Q2 MARKET METRICS

<p>11</p> <p>TRANSACTIONS SOLD</p>	<p>\$73.18M</p> <p>\$ VOLUME SOLD</p>	<p>300</p> <p>UNITS SOLD</p>	<p>107,186</p> <p>BSF SOLD</p>
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* Transactions between \$1,000,000-\$50,000,000 from April 1, 2021 - June 30, 2021

* Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

* Neighborhoods include: Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem



1

POWERFUL
TEAM

700+

PROPERTIES SOLD

OVER
\$2B

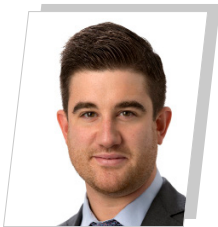
TOTAL SALES

OUR PEOPLE

IPRG TEAM



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



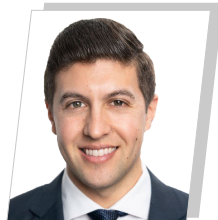
ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



HAKEEM LECKY
SENIOR ASSOCIATE



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



GABRIEL KATES
ASSOCIATE



DANIEL SHAWAH
ASSOCIATE



KYLE KATZ
ASSOCIATE



AZEM KAJOSHAJ
ASSOCIATE



JOHN MURPHY
ASSOCIATE



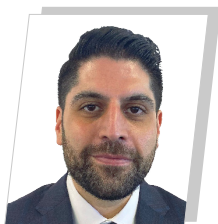
**STAVROS COU-
VARAS**



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
ASSOCIATE



SEAN MASHIHI
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



LUCAS VITOLLO
ASSOCIATE



BRIAN UNDERKOFLER
SALES MANAGER



MINA PARDASANI
DIRECTOR OF OPERATIONS



SERGE SARKISIAN
INVESTMENT ANALYST



MADELINE WOODS
TRANSACTION COORDINATOR

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