



DOWNTOWN MANHATTAN **MARKET REPORT**

FEBRUARY 2022

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DOWNTOWN MANHATTAN

DOWNTOWN MANHATTAN FEBRUARY 2022 COMPLETE MARKET METRICS

10

TRANSACTIONS SOLD

\$98.20M

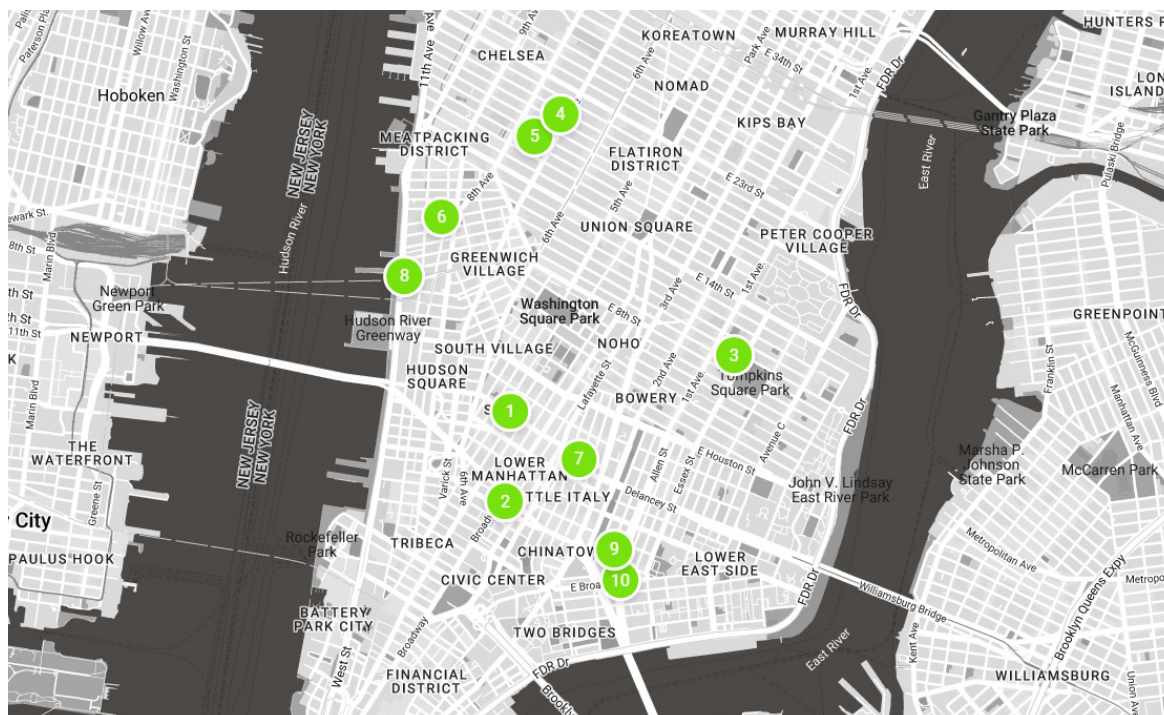
\$ VOLUME SOLD

160

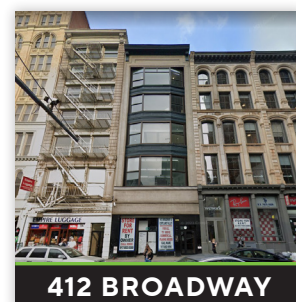
UNITS SOLD

0

BSF SOLD



149 SPRING ST



412 BROADWAY



280 EAST 10TH ST



206 WEST 21ST ST

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	149 Spring Street	\$17,000,000	8	Mixed-Use
2	412 Broadway	\$16,000,000	5	Office
3	280 East 10th Street	\$12,250,000	37	Mixed Use
4	206 West 21st Street	\$10,200,000	47	Multi-Family
5	228 West 18th Street	\$9,800,000	25	Mixed Use
6	105 Bank Street	\$8,800,000	6	Multi-Family
7	32 Spring Street	\$8,800,000	9	Mixed Use
8	391 West Street	\$6,050,000	4	Mixed Use
9	48 Eldridge Street	\$5,200,000	12	Mixed Use
10	4-6 Allen Street	\$4,100,000	7	Office

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from February 1, 2022 - February 28, 2022

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 JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	13	\$177,487,380	169	24,890
FEBRUARY 2022	10	\$98,200,000	160	0
% of CHANGE	↓ -23% MoM	↓ -45% MoM	↓ -5% MoM	-

YEAR OVER YEAR

COMPARED TO FEBRUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2021	4	\$17,725,000	34	0
FEBRUARY 2022	10	\$98,200,000	160	0
% of CHANGE	↑ +150% YoY	↑ +454% YoY	↑ +371% YoY	-

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DOWNTOWN MANHATTAN FEBRUARY 2022 REPORT

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