



DOWNTOWN MANHATTAN MARKET REPORT

JANUARY 2022

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DOWNTOWN MANHATTAN

DOWNTOWN MANHATTAN JANUARY 2022 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

169

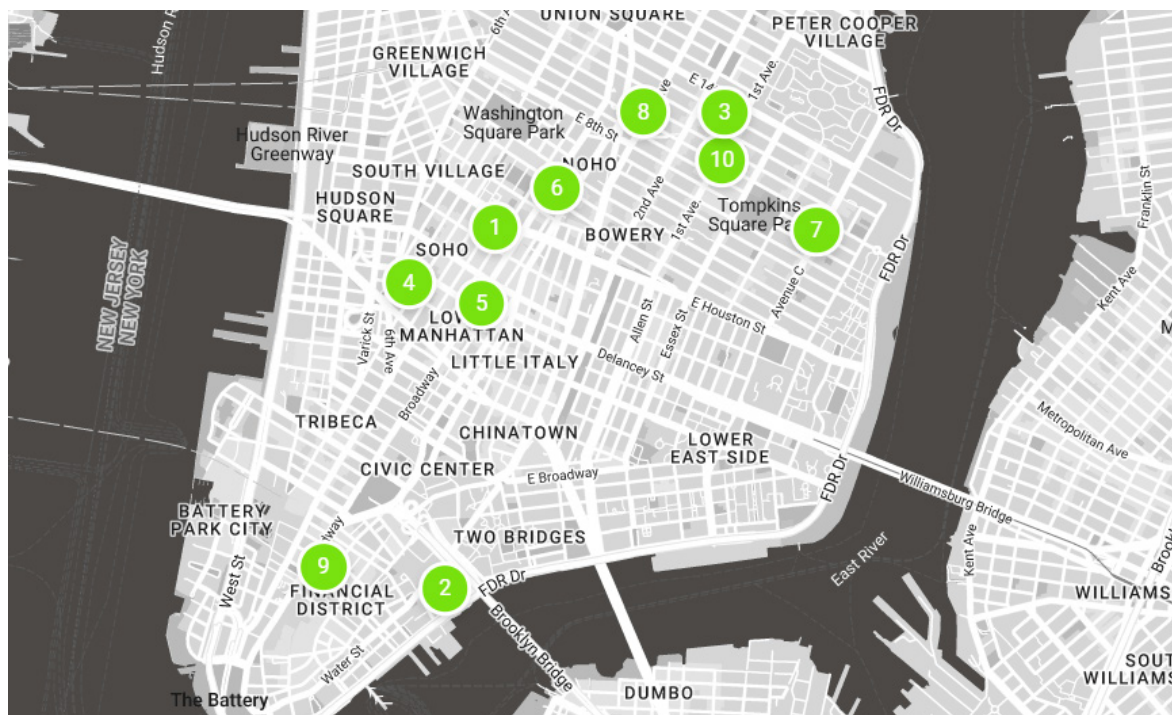
UNITS SOLD

\$177.49M

\$ VOLUME SOLD

24,890

BSF SOLD



142-144 GREENE ST



257 WATER ST



333-337 EAST 13TH ST



30 THOMPSON ST

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	142-144 Greene Street	\$39,000,000	7	Office
2	257 Water Street	\$24,500,000	22	Mixed Use
3	333, 335, 337 East 13th Street	\$24,250,000	45	Multi-Family
4	30 Thompson Street	\$13,000,000	*24,890 BSF	Development
5	496 Broadway	\$12,907,380	5	Mixed Use
6	680 Broadway	\$12,100,000	6	Multi-Family
7	145 Avenue C	\$11,600,000	30	Mixed Use
8	58 3rd Avenue	\$10,000,000	4	Mixed Use
9	14 Maiden Lane	\$9,500,000	10	Mixed Use
10	166 1st Avenue	\$7,000,000	5	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from January 1, 2022 - January 31, 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 DECEMBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2021	22	\$250,926,796	184	84,575
JANUARY 2022	13	\$177,487,380	169	24,890
% of CHANGE	-41% MoM	-29% MoM	-8% MoM	-71% MoM

YEAR OVER YEAR

COMPARED TO JANUARY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2021	2	\$13,940,000	2	0
JANUARY 2022	13	\$177,487,380	169	24,890
% of CHANGE	+550% YoY	+1,173% YoY	+8,350% YoY	-

Contact the Downtown Manhattan Team For More Information

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