

**DOWNTOWN  
MANHATTAN  
MARKET REPORT  
Q4 2021**



182-184 STANTON ST



34-36 EAST 4TH ST



41 KING ST



306 EAST 5TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	182-184 Stanton Street	\$21,250,000	18	Lower East Side
2	34-36 East 4th Street	\$16,500,000	36	NoHo
3	41 King Street	\$13,950,000	4	Hudson Square
4	306 East 5th Street	\$12,400,000	34	East Village
5	164-166 East 7th Street	\$11,500,000	18	East Village
6	32 Bank Street	\$10,200,000	5	West Village
7	81 Charles Street	\$10,150,000	7	West Village
8	73 Perry Street	\$9,900,000	6	West Village
9	417 East 9th Street	\$6,950,000	22	East Village
10	47 Saint Marks Place	\$6,140,000	10	East Village
11	20 East 13th Street	\$5,950,000	7	Greenwich Village
12	38 Bedford Street	\$5,400,000	1	Greenwich Village
13	528 East 5th Street	\$4,500,000	8	East Village
14	65 Horatio Street	\$4,200,000	2	West Village
15	349 West 19th Street	\$3,550,000	5	Chelsea
16	352 East 19th Street	\$2,500,000	8	Gramercy Park

\* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 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

**16**  
TRANSACTIONS  
SOLD

**\$145.04M**  
\$ VOLUME  
SOLD

**191**  
UNITS  
SOLD



6 BUILDING PORTFOLIO



165-167 BOWERY



95 BEDFORD ST



147-149 GRAND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	6 Building Portfolio	\$46,000,000	25	Greenwich Village
2	165-167 Bowery	\$18,750,000	7	Lower East Side
3	95 Bedford Street	\$17,600,000	6	West Village
4	147-149 Grand Street	\$16,100,000	14	SoHo
5	208 East 6th Street	\$15,400,000	44	East Village
6	198-202 2nd Avenue	\$15,300,000	35	East Village
7	10 5th Avenue	\$15,000,000	17	Greenwich Village
8	9 Spring Street	\$11,250,000	28	NoLiTa
9	36 West 11th Street	\$11,000,000	4	Greenwich Village
10	801 Greenwich Street	\$10,651,796	11	West Village
11	101 Delancey Street	\$10,425,000	25	Lower East Side
12	164 1st Avenue	\$10,400,000	13	East Village
13	43 Mercer Street	\$9,500,000	4	SoHo
14	302-304 East 5th Street	\$8,400,000	26	East Village
15	526 Hudson Street	\$8,200,000	6	West Village
16	311 Church Street	\$7,800,000	5	TriBeCa
17	41 East 20th Street	\$6,675,000	3	Flatiron District
18	54 West 10th Street	\$6,000,000	10	Greenwich Village
19	6 East 2nd Street	\$5,800,000	4	East Village
20	218 East 9th Street	\$5,100,000	3	East Village

**SELECT SALES ACTIVITY ABOVE**

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**COMPLETE MIXED-USE MARKET METRICS**

**26**  
TRANSACTIONS  
SOLD

**\$279.4M**  
\$ VOLUME  
SOLD

**330**  
UNITS  
SOLD



88-90 WHITE ST



183 CHRYSTIE ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	88-90 White Street	\$20,500,000	43,137	Chinatown
2	183 Chrystie Street	\$19,500,000	41,438	Lower East Side

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COMPLETE DEVELOPMENT SITE MARKET METRICS

2

TRANSACTIONS  
SOLD

\$40.0M

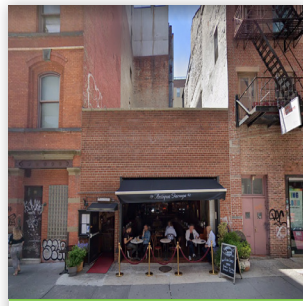
\$ VOLUME  
SOLD

84,575

BSF  
SOLD



283 GRAND ST



41 MERCER ST



112-113 SOUTH ST



25 ALLEN ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	283 Grand Street	\$10,400,000	2	Chinatown
2	41 Mercer Street	\$7,300,000	1	SoHo
3	112-113 South Street	\$4,000,000	2	Financial District
4	25 Allen Street	\$3,800,000	3	Chinatown

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COMPLETE OFFICE & RETAIL MARKET METRICS

4

TRANSACTIONS  
SOLD

\$25.5M

\$ VOLUME  
SOLD

8

UNITS  
SOLD

**YEAR OVER YEAR**

COMPARED TO Q4-2020

\*\*Summary of Q4 Transactions in Downtown Manhattan



**48**

# OF TRANSACTIONS

↑ +220% YoY



**\$489.94M**

DOLLAR VOLUME

↑ +307% YoY



**529**

# OF UNITS

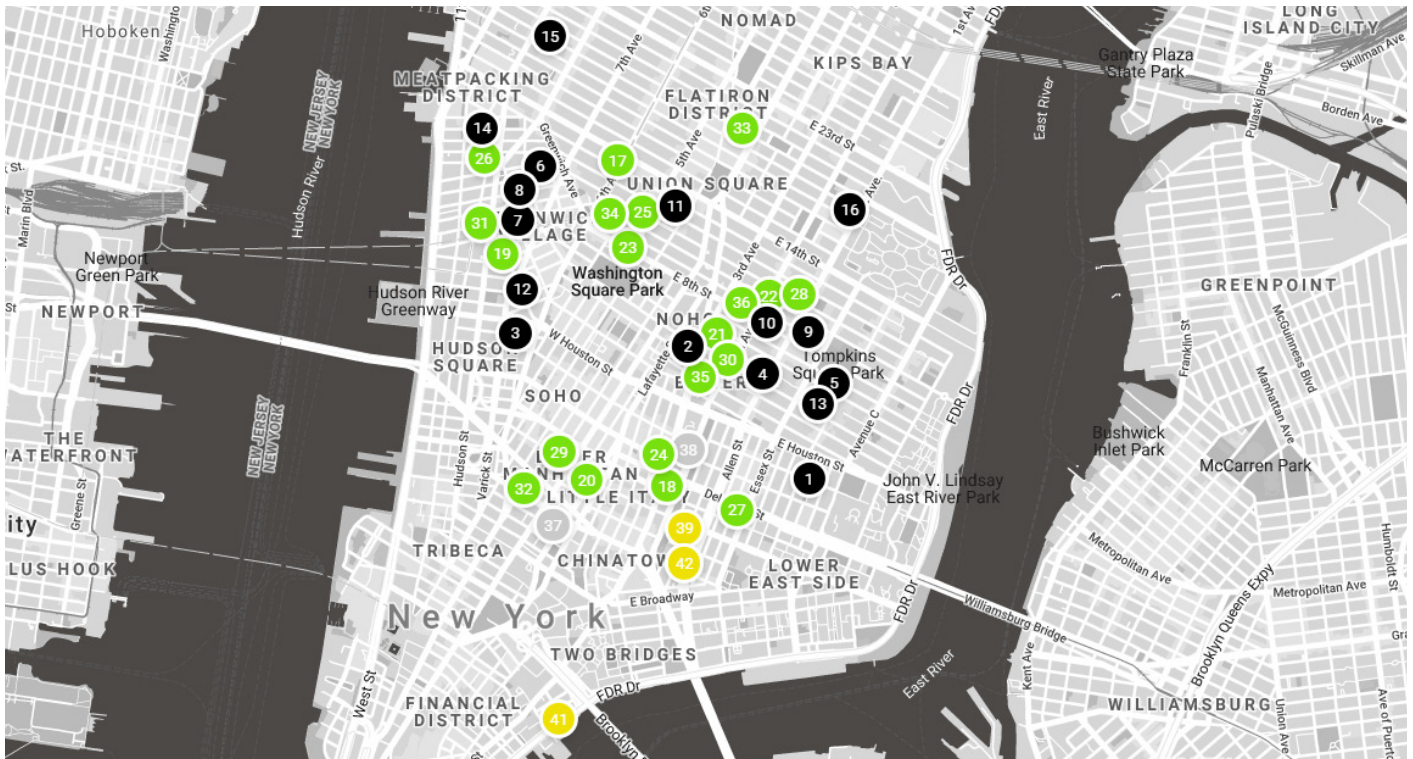
↑ +334% YoY

**DOWNTOWN MANHATTAN**

	MULTIFAMILY	MIXED-USE	INDUSTRIAL
\$/SF	<b>\$1,426</b> -42% YoY	<b>\$1,037</b> +15% YoY	<b>\$1,615</b> -12% YoY
\$/UNIT	<b>\$1,383,431</b> +47% YoY	<b>\$1,294,351</b> +47% YoY	<b>\$3,941,667</b> -67% YoY

For More Information, Contact:

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- 1 182-184 Stanton Street
- 2 34-36 East 4th Street
- 3 41 King Street
- 4 306 East 5th Street
- 5 164-166 East 7th Street
- 6 32 Bank Street
- 7 81 Charles Street
- 8 73 Perry Street
- 9 417 East 9th Street
- 10 47 Saint Marks Place
- 11 20 East 13th Street
- 12 38 Bedford Street
- 13 528 East 5th Street
- 14 65 Horatio Street
- 15 349 West 19th Street
- 16 352 East 19th Street

- 17 6 Building Portfolio
- 18 165-167 Bowery
- 19 95 Bedford Street
- 20 147-149 Grand Street
- 21 208 East 6th Street
- 22 198-202 2nd Avenue
- 23 10 5th Avenue
- 24 9 Spring Street
- 25 36 West 11th Street
- 26 801 Greenwich Street
- 27 101 Delancey Street
- 28 164 1st Avenue
- 29 43 Mercer Street
- 30 302-304 East 5th Street
- 31 526 Hudson Street
- 32 311 Church Street
- 33 41 East 20th Street
- 34 54 West 10th Street
- 35 6 East 2nd Street
- 36 218 East 9th Street

- 37 88-90 White Street
- 38 183 Chrystie Street

**OFFICE & RETAIL**

- 39 283 Grand Street
- 40 41 Mercer Street
- 41 112-113 South Street
- 42 25 Allen Street

# DOWNTOWN MANHATTAN TEAM



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**1**

POWERFUL  
TEAM

**700+**

PROPERTIES SOLD

OVER

**\$2B**

TOTAL SALES



## DOWNTOWN MANHATTAN Q4 2021 REPORT

### THE DOWNTOWN MANHATTAN TEAM

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