



DOWNTOWN MANHATTAN **MARKET REPORT**

Q1 2022

I PRG



333, 335, 337 EAST 13TH ST



680 BROADWAY



206 WEST 21ST ST



105 BANK ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	333, 335, 337 East 13th Street	\$24,250,000	45	East Village
2	680 Broadway	\$12,100,000	6	NoHo
3	206 West 21st Street	\$10,200,000	47	Chelsea
4	105 Bank Street	\$8,800,000	6	West Village
5	32 Cornelia Street	\$8,525,000	26	Greenwich Village
6	627 East 6th Street	\$5,650,000	10	East Village

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 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

COMPLETE MULTIFAMILY MARKET METRICS

6

TRANSACTIONS
SOLD

\$69.53M

\$ VOLUME
SOLD

140

UNITS
SOLD



35 BEDFORD ST



257 WATER ST



149 SPRING ST



496 BROADWAY

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	35 Bedford Street	\$31,000,000	35	Greenwich Village
2	257 Water Street	\$24,500,000	22	Financial District
3	149 Spring Street	\$17,000,000	8	SoHo
4	496 Broadway	\$12,907,380	5	SoHo
5	280 East 10th Street	\$12,250,000	37	East Village
6	54 7th Avenue South	\$11,800,000	3	West Village
7	145 Avenue C	\$11,600,000	30	East Village
8	66 Greene Street	\$10,000,000	5	SoHo
9	58 3rd Avenue	\$10,000,000	4	East Village
10	228 West 18th Street	\$9,800,000	25	Chelsea
11	14 Maiden Lane	\$9,500,000	10	Financial District
12	32 Spring Street	\$8,800,000	9	NoLiTa
13	25 Peck Slip	\$8,650,000	6	Financial District
14	76-78 Carmine Street	\$8,525,000	20	Greenwich Village
15	314 West 11th Street	\$7,500,000	3	West Village
16	166 1st Avenue	\$7,000,000	5	East Village
17	391 West Street	\$6,050,000	4	West Village
18	19 Prince Street	\$5,500,000	4	NoLiTa
19	48 Eldridge Street	\$5,200,000	12	Chinatown
20	107-109 Hester Street	\$4,800,000	20	Chinatown

SELECT SALES ACTIVITY ABOVE

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COMPLETE MIXED-USE MARKET METRICS

24

TRANSACTIONS
SOLD

\$237.74M

\$ VOLUME
SOLD

312

UNITS
SOLD



30 THOMPSON ST



130 WEST 18TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	30 Thompson Street	\$13,000,000	24,890	SoHo
2	130 West 18th Street	\$9,400,000	23,815	Chelsea

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COMPLETE DEVELOPMENT SITE MARKET METRICS

2

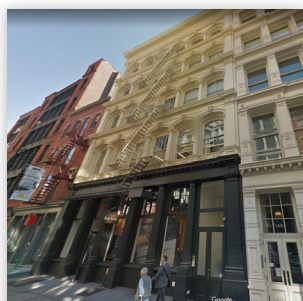
TRANSACTIONS
SOLD

\$22.40M

\$ VOLUME
SOLD

48,705

BSF
SOLD



142-144 GREENE ST



412 BROADWAY



34 EAST 14TH ST



206 SPRING ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	142-144 Greene Street	\$39,000,000	7	SoHo
2	412 Broadway	\$16,000,000	5	Chinatown
3	34 East 14th Street	\$10,500,000	1	Greenwich Village
4	206 Spring Street	\$10,500,000	3	SoHo
5	4-6 Allen Street	\$4,100,000	7	Chinatown

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COMPLETE OFFICE & RETAIL MARKET METRICS

5

TRANSACTIONS
SOLD

\$80.10M

\$ VOLUME
SOLD

23

UNITS
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in Downtown Manhattan

**37**

OF TRANSACTIONS

↑ +311% YoY

**\$409.77M**

DOLLAR VOLUME

↑ +654% YoY

**475**

OF UNITS

↑ +780% YoY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$2,116 +101% YoY	\$976 -32% YoY	\$1,063 N/A	\$674/BSF +203% YoY
\$/UNIT	\$855,355 +51% YoY	\$1,227,253 -57% YoY	\$4,671,429 N/A	N/A

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**MULTIFAMILY**

- ➊ 333, 335, 337 East 13th Street
- ➋ 680 Broadway
- ➌ 206 West 21st Street
- ➍ 105 Bank Street
- ➎ 32 Cornelia Street
- ➏ 627 East 6th Street

MIXED USE

- ➐ 35 Bedford Street
- ➑ 257 Water Street
- ➒ 149 Spring Street
- ➓ 496 Broadway
- ➔ 280 East 10th Street
- ➕ 54 7th Avenue South
- ➖ 145 Avenue C
- ➗ 66 Greene Street
- ➘ 58 3rd Avenue
- ➙ 228 West 18th Street
- ➚ 14 Maiden Lane
- ➛ 32 Spring Street
- ➜ 25 Peck Slip
- ➝ 76-78 Carmine Street
- ➞ 314 West 11th Street
- ➟ 166 1st Avenue
- ➠ 391 West Street
- ➡ 19 Prince Street
- 48 Eldridge Street
- ➣ 107-109 Hester Street

DEVELOPMENT SITES

- 30 Thompson Street
- ➥ 130 West 18th Street

OFFICE & RETAIL

- ➦ 142-144 Greene Street
- ➧ 412 Broadway
- ➨ 34 East 14th Street
- ➩ 206 Spring Street
- ➪ 4-6 Allen Street

DOWNTOWN MANHATTAN TEAM



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1

POWERFUL
TEAM

700+

PROPERTIES SOLD

OVER

\$2B

TOTAL SALES



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THE DOWNTOWN MANHATTAN TEAM

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