

An aerial, black-and-white photograph of a wide Manhattan street, likely Times Square, looking down the road. The street is lined with tall, multi-story buildings. The road is filled with cars and has visible crosswalks. A large black rectangular overlay covers the top portion of the image, containing the main title in bright green text. Below this, a smaller green rectangle contains the date in white text. At the very bottom, the company name is written in white text against the dark street scene.

DOWNTOWN MANHATTAN MARKET REPORT

MAY 2022

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN

DOWNTOWN MANHATTAN MAY 2022 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

244

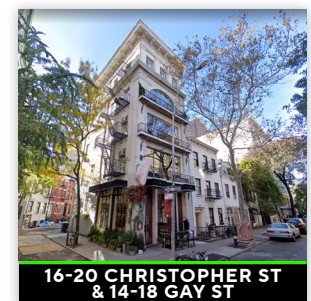
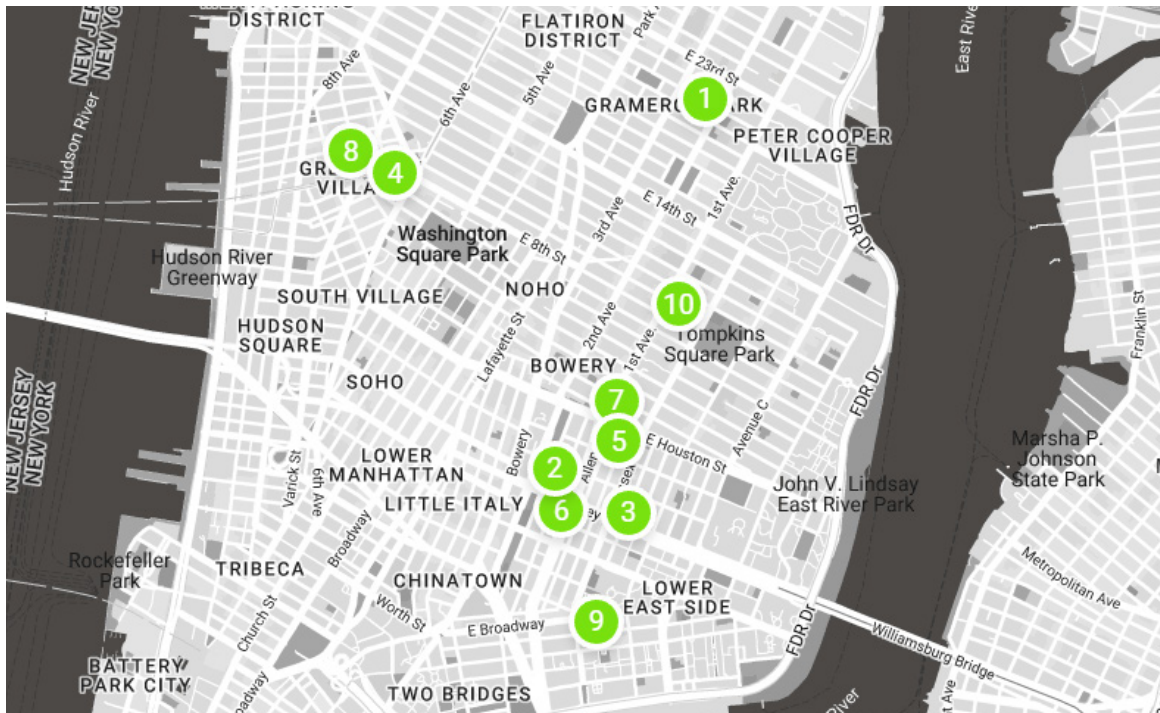
UNITS SOLD

\$121.98M

\$ VOLUME SOLD

0

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	229-233 East 21st Street	\$24,300,000	52	Mixed Use
2	167 Eldridge Street	\$19,275,000	19	Mixed Use
3	102 Norfolk Street	\$14,080,000	26	Mixed Use
4	16-20 Christopher St & 14-18 Gay St	\$12,000,000	36	Mixed Use
5	177 Ludlow Street	\$10,450,000	16	Mixed Use
6	99 Allen Street	\$10,220,000	18	Mixed Use
7	14 1st Avenue	\$6,000,000	18	Mixed Use
8	64 Charles Street	\$5,900,000	5	Mixed Use
9	187 East Broadway	\$5,681,250	6	Mixed Use
10	411 East 9th Street	\$4,925,000	12	Mixed Use

SELECT SALES ACTIVITY ABOVE

Transactions between **\$1,000,000 - \$50,000,000** from **May 1, 2022 - May 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 APRIL 2022

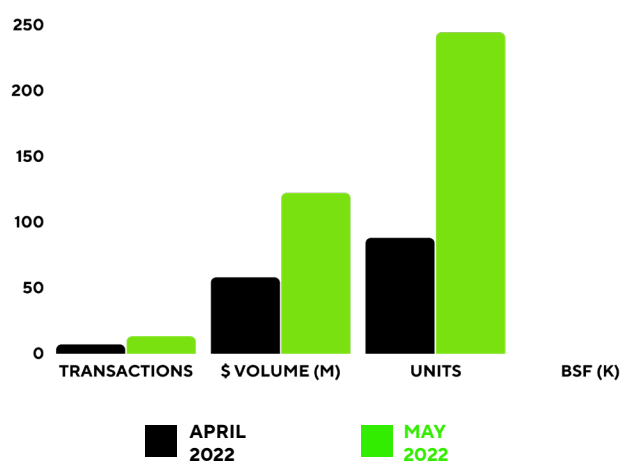
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	7	\$58,189,000	88	0
MAY 2022	13	\$121,976,250	244	0
% of CHANGE	↑+86% MoM	↑+110% MoM	↑+177% MoM	N/A

YEAR OVER YEAR

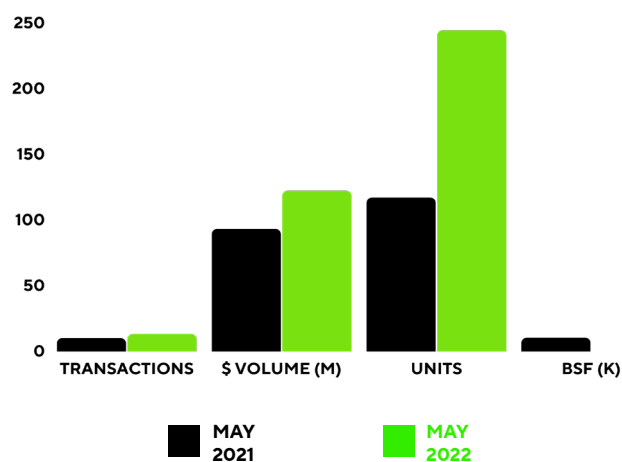
COMPARED TO MAY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2021	10	\$93,400,000	117	10,495
MAY 2022	13	\$121,976,250	244	0
% of CHANGE	↑+30% YoY	↑+31% YoY	↑+109% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

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DOWNTOWN MANHATTAN MAY 2022 REPORT

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