

An aerial, black and white photograph of a wide Manhattan street, likely Midtown West, looking down the length of the road. The street is filled with cars and lined with tall, multi-story buildings. The sky is overcast with heavy clouds. A large black rectangular box is overlaid on the upper left portion of the image, and a bright green rectangular box is overlaid on the upper right portion.

DOWNTOWN MANHATTAN MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN JULY 2022 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$89.98M

\$ VOLUME SOLD

134

UNITS SOLD

6,625

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	301 West 22nd Street	\$38,159,055	Chelsea	Mixed Use	50
2	209-213 8th Avenue	\$25,893,395	Chelsea	Mixed Use	40
3	82 2nd Avenue	\$7,500,000	East Village	Mixed Use	6
4	229 West 20th Street	\$5,797,550	Chelsea	Multi-Family	15
5	153 East Houston Street	\$4,750,000	Lower East Side	Retail	2
6	251-253 East Broadway	\$4,583,000	Lower East Side	Multi-Family	21
7	35 Lispenard Street	\$3,300,000	TriBeCa	Development	*6,625 BSF

*Development Site / Buildable Square Footage



301 WEST 22ND ST



209-213 8TH AVE



82 2ND AVE



229 WEST 20TH ST

DOWNTOWN MANHATTAN

JULY 2022 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2022 - JULY 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 JUNE 2022

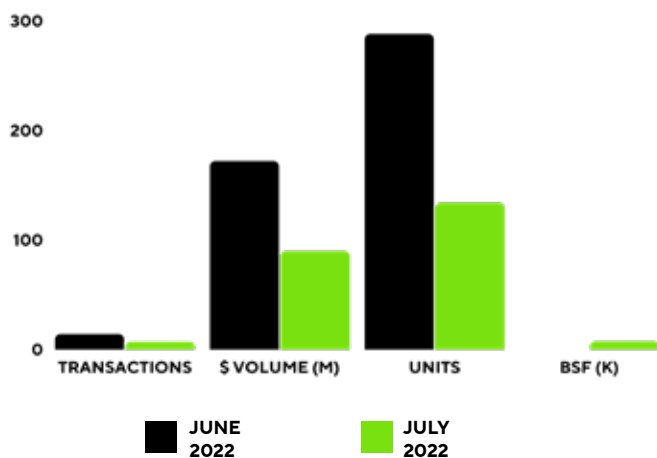
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	14	\$171,597,182	288	0
JULY 2022	7	\$89,983,000	134	6,625
% of CHANGE	↓ -50% MoM	↓ -48% MoM	↓ -53% MoM	N/A

YEAR OVER YEAR

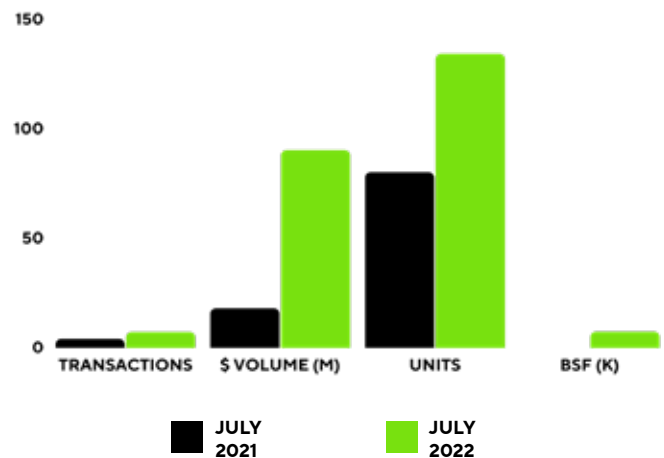
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	4	\$17,530,000	80	0
JULY 2022	7	\$89,983,000	134	6,625
% of CHANGE	↑ +75% YoY	↑ +413% YoY	↑ +68% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

ADAM LOBEL
718.360.8815

ZACHARY ZISKIN
718.360.0969

JUSTIN ZEITCHIK
718.360.8827

ELI ZEMPSKY
718.360.8553

BEN CIRELLA
718.360.4941



DOWNTOWN MANHATTAN JULY 2022 REPORT

THE DOWNTOWN MANHATTAN TEAM

**ADAM
LOBEL**

718.360.8815
adam@iprg.com

**ZACHARY
ZISKIN**

718.360.0969
zziskin@iprg.com

**JUSTIN
ZEITCHIK**

718.360.8827
jzeitichik@iprg.com

**ELI
ZEMPSKY**

718.360.8553
ezempsky@iprg.com

**BEN
CIRELLA**

718.360.4941
bcirella@iprg.com