



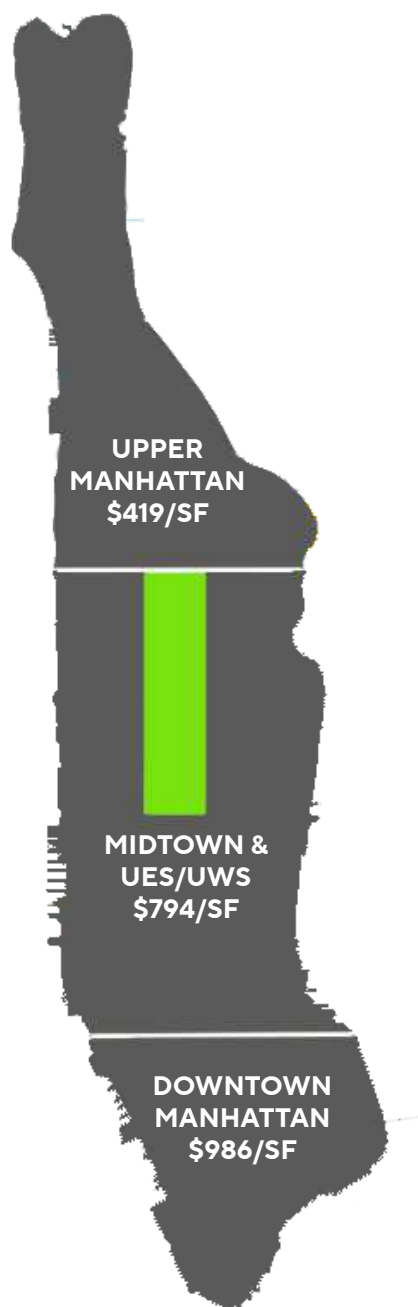
MANHATTAN MARKET REPORT

Q2 2022

INVESTMENT PROPERTY REALTY GROUP

MANHATTAN MARKET OVERVIEW

AVERAGE PRICE/SF BY TERRITORY



Q2

103

CLOSED TRANSACTIONS

The total number of closed transactions in Q2 2022 increased by **34%** compared to Q2 2021.

\$939M

CLOSED DOLLAR VOLUME

The total dollar volume in Q2 2022 increased by **18%** compared to Q2 2021.

MANHATTAN Q1 2022 CLOSED TRANSACTIONS

47

MULTIFAMILY
TRANSACTIONS SOLD
+42% YoY

39

MIXED-USE
TRANSACTIONS SOLD
+34% YoY

12

RETAIL/OFFICE
TRANSACTIONS SOLD
+33% YoY

5

DEVELOPMENT
TRANSACTIONS SOLD
-17% YoY

DOWNTOWN MANHATTAN

Q2 2022 COMPLETE MARKET METRICS

34

TRANSACTIONS SOLD

620

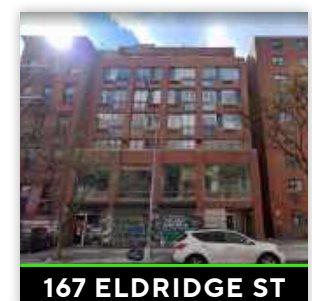
UNITS SOLD

\$351.76M

\$ VOLUME SOLD

0

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	7 Building Portfolio	\$44,000,000	134	Multi-Family
2	229-233 East 21st Street	\$24,300,000	52	Mixed Use
3	857 Broadway	\$22,000,000	7	Office
4	167 Eldridge Street	\$19,275,000	19	Mixed Use
5	240 Sullivan Street	\$17,000,000	26	Mixed Use
6	186-188 Avenue B	\$16,860,006	15	Multi-Family
7	51 West 11th Street	\$16,250,000	14	Multi-Family
8	102 Norfolk Street	\$14,080,000	26	Mixed Use
9	115-117 Avenue A	\$12,540,622	10	Mixed Use
10	16-20 Christopher St & 14-18 Gay St	\$12,000,000	36	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10010, 10011, 10012, 10013, 10014, 10038, 10280, 10282

Neighborhoods include: 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

MIDTOWN, UPPER EAST & UPPER WEST SIDE

Q2 2022 COMPLETE MARKET METRICS

46
TRANSACTIONS SOLD

803
UNITS SOLD

\$456.29M
\$ VOLUME SOLD

60,200
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	12 West 48th Street	\$49,500,000	6	Retail
2	355 West 52nd Street	\$47,414,692	3	Office
3	3 Building Package	\$41,500,000	107	Mixed Use
4	400-410 West 110th Street	\$23,693,050	143	Mixed Use
5	418-424 West 56th Street	\$19,000,000	40	Multi-Family
6	410 West 48th Street	\$16,300,000	26	Mixed Use
7	456 West 55th Street	\$15,000,000	*45,150 BSF	Development
8	310 East 35th Street	\$13,300,000	40	Multi-Family
9	431 East 87th Street	\$11,250,000	12	Multi-Family
10	985 5th Avenue	\$10,597,190	47	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2022 - June 30, 2022**
Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128
Neighborhoods: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper East Side, Upper West Side, Yorkville

UPPER MANHATTAN

Q2 2022 COMPLETE MARKET METRICS

23

TRANSACTIONS SOLD

427

UNITS SOLD

\$130.99M

\$ VOLUME SOLD

89,854

BSF SOLD



555-559 EDGECOMBE AVE



321-323 LENOX AVE



312 MANHATTAN AVE



596 EDGECOMBE AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	555-559 Edgecombe Avenue	\$26,750,000	128	Multi-Family
2	321-323 Lenox Avenue	\$14,336,540	33	Mixed Use
3	312 Manhattan Avenue	\$11,300,000	59	Multi-Family
4	596 Edgecombe Avenue	\$10,100,000	49	Multi-Family
5	2031 3rd Avenue	\$7,100,000	*43,875 BSF	Development
6	28-30 Bradhurst Avenue	\$6,300,000	25	Multi-Family
7	246 West 116th Street	\$6,300,000	33	Mixed Use
8	369 West 126th Street	\$5,750,000	11	Mixed Use
9	465 West 163rd Street	\$5,473,575	16	Multi-Family
10	222-226 West 145th Street	\$5,050,000	*25,979 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

Neighborhoods: Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem



1
POWERFUL
TEAM

750 +
PROPERTIES

OVER
\$2B
TOTAL SALES

IPRG ADVANTAGE OUR PEOPLE



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



DANIEL SHAWAH
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



ANDREW CIPOLLI
ASSOCIATE



HENRY HILL
ASSOCIATE



SAL MONTEVERDE
ASSOCIATE

SALES SUPPORT



BRIAN UNDERKOFLE
SALES MANAGER



SERGE SARKISIAN
INVESTMENT ANALYST



MADELINE WOODS
TRANSACTION
COORDINATOR



ELLIANA SILENO
MARKETING
COORDINATOR



MOLLY CATHCART
OPERATIONS
ASSOCIATE



GIUSEPPE GIAMBANCO
ANALYST



MANHATTAN Q2 2022 REPORT

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