



DOWNTOWN MANHATTAN MARKET REPORT

AUGUST 2022

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN AUGUST 2022 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$124.10M

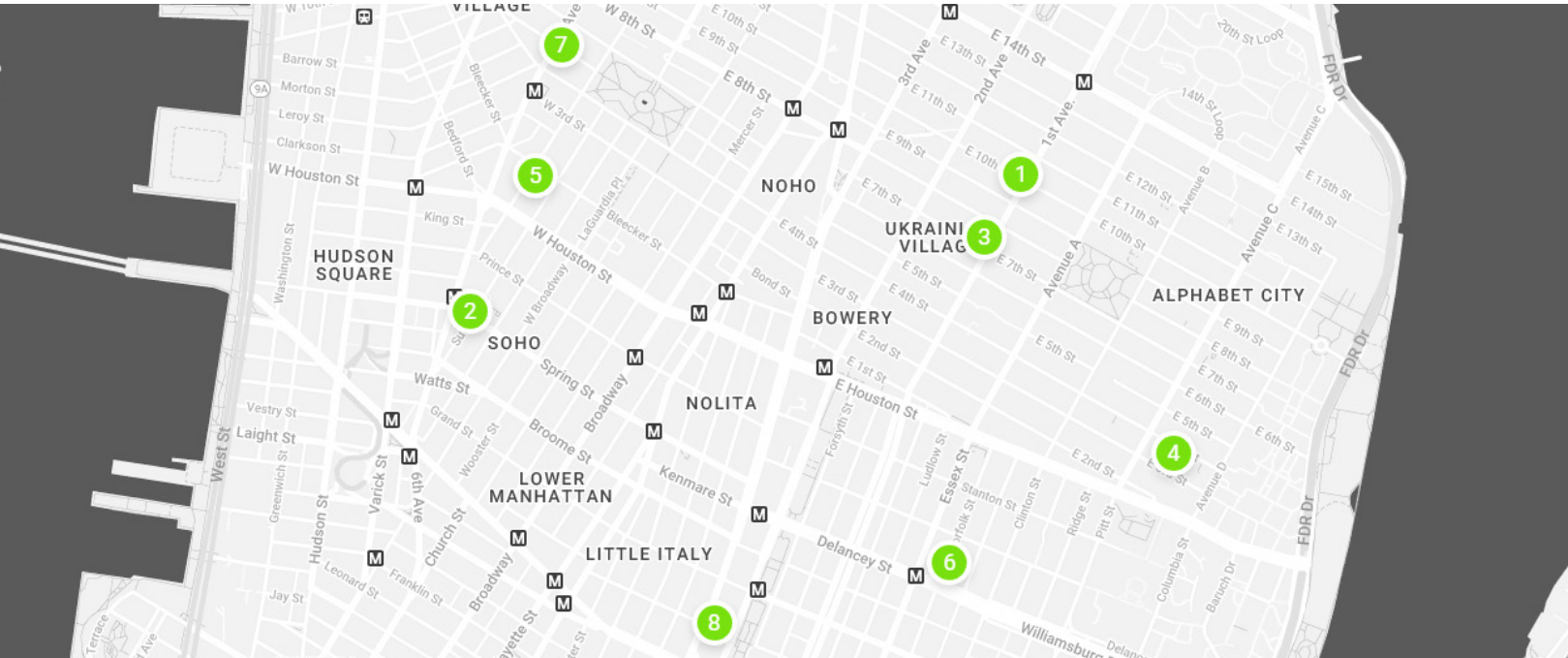
\$ VOLUME SOLD

147

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	163-167 1st Avenue	\$25,500,000	East Village	Mixed Use	25
2	203 Spring Street	\$20,000,000	SoHo	Mixed Use	20
3	81-83 Saint Marks Place	\$18,500,000	East Village	Mixed Use	31
4	326-328 East 4th Street	\$16,800,000	East Village	Multi-Family	20
5	186 Bleecker Street	\$14,500,000	Greenwich Village	Mixed Use	16
6	106 Norfolk Street	\$14,000,000	Lower East Side	Mixed Use	30
7	73 West Washington Place	\$8,000,000	Greenwich Village	Multi-Family	3
8	97 Bowery	\$6,800,000	Chinatown	Retail	2



163-167 1ST AVE



203 SPRING ST



81-83 SAINT MARKS PL



326-328 EAST 4TH ST

DOWNTOWN MANHATTAN

AUGUST 2022 MARKET ANALYSIS

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

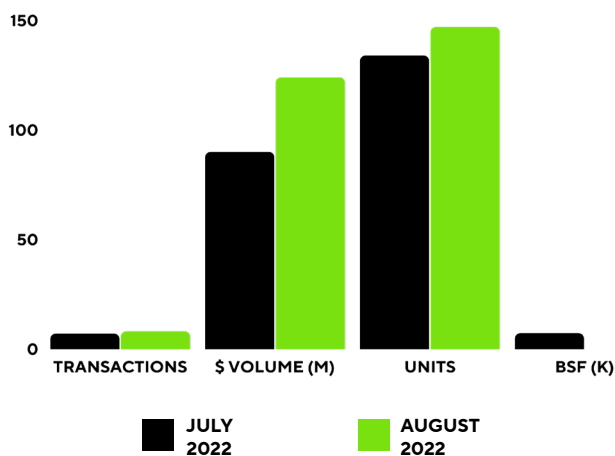
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	7	\$89,983,000	134	6,625
AUGUST 2022	8	\$124,100,000	147	0
% of CHANGE	↑ +14% MoM	↑ +38% MoM	↑ +10% MoM	N/A

YEAR OVER YEAR

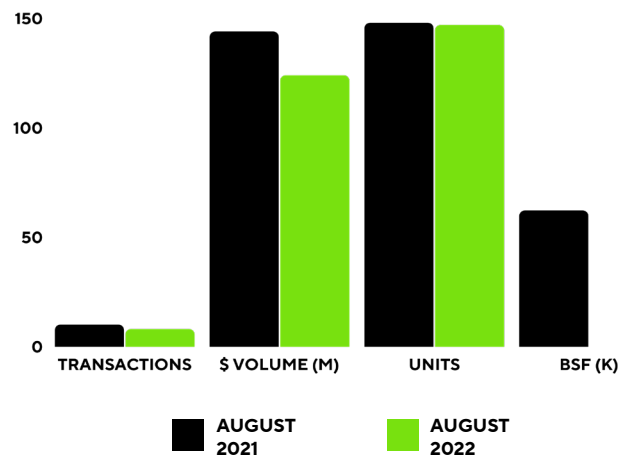
COMPARED TO AUGUST 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2021	10	\$144,205,000	148	61,574
AUGUST 2022	8	\$124,100,000	147	0
% of CHANGE	↓ -20% YoY	↓ -14% YoY	↓ -1% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

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DOWNTOWN MANHATTAN AUGUST 2022 REPORT

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