



DOWNTOWN MANHATTAN MARKET REPORT

Q4 2022

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q4 2022 MULTIFAMILY METRICS

4

TRANSACTIONS SOLD

\$20.82M

\$ VOLUME SOLD

37

UNITS SOLD



16 BARROW STREET



305 WEST 20TH STREET



32 JANE STREET



235 SULLIVAN STREET

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	16 Barrow Street	\$6,430,000	Greenwich Village	16
2	305 West 20th Street	\$5,012,500	Chelsea	7
3	32 Jane Street	\$4,850,000	West Village	5
4	235 Sullivan Street	\$4,525,000	Greenwich Village	9

Multifamily Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 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

DOWNTOWN MANHATTAN

Q4 2022 MIXED-USE METRICS

19

TRANSACTIONS SOLD

\$187.25M

\$ VOLUME SOLD

242

UNITS SOLD



102 GREENE STREET



TOMPKINS SQUARE PFL



108-110 9TH AVENUE



17 WEST 9TH STREET

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	102 Greene Street	\$31,500,000	SoHo	3
2	Tompkins Square Portfolio	\$29,000,000	East Village	75
3	108-110 9th Avenue	\$20,750,000	Chelsea	38
4	17 West 9th Street	\$11,500,000	Greenwich Village	7
5	224 Lafayette Street	\$9,000,000	SoHo	10
6	86 Clinton Street	\$8,850,000	Lower East Side	21
7	315 Greenwich Street	\$8,225,000	TriBeCa	5
8	28 West 12th Street	\$7,200,000	Greenwich Village	7
9	178 Prince Street	\$7,000,000	SoHo	5
10	181 Bleecker Street	\$6,612,500	Greenwich Village	3
11	66 Horatio Street	\$6,500,000	West Village	4
12	679 Greenwich Street	\$6,415,000	West Village	5
13	66 Jane Street	\$6,000,000	West Village	3
14	46 Walker Street	\$5,500,000	TriBeCa	5
15	161 Hester Street	\$5,150,000	Chinatown	4
16	201 West 14th Street	\$4,850,000	Chelsea	19
17	241 West 20th Street	\$4,800,000	Chelsea	4
18	337 East 9th Street	\$4,400,000	East Village	12
19	73 2nd Avenue	\$4,000,000	East Village	12

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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DOWNTOWN MANHATTAN Q4 2022 RETAIL & OFFICE METRICS

7

TRANSACTIONS SOLD

\$77.05M

\$ VOLUME SOLD

28

UNITS SOLD



484-486 BROADWAY



355 WEST BROADWAY



166 WILLIAM STREET



913 BROADWAY

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	484-486 Broadway	\$23,520,000	SoHo	9
2	355 West Broadway	\$16,458,214	SoHo	5
3	166 William Street	\$15,000,000	Financial District	2
4	913 Broadway	\$7,500,000	Flatiron District	1
5	137 Bowery	\$5,725,000	Lower East Side	6
6	25 Allen Street	\$5,000,000	Chinatown	3
7	49 Market Street	\$3,850,000	Two Bridges	2

Retail & Office Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

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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

Q4 2022 COMPLETE MARKET METRICS

30

TRANSACTIONS SOLD

-38% YoY

\$285.12M

\$ VOLUME SOLD

-42% YoY

307

UNITS SOLD

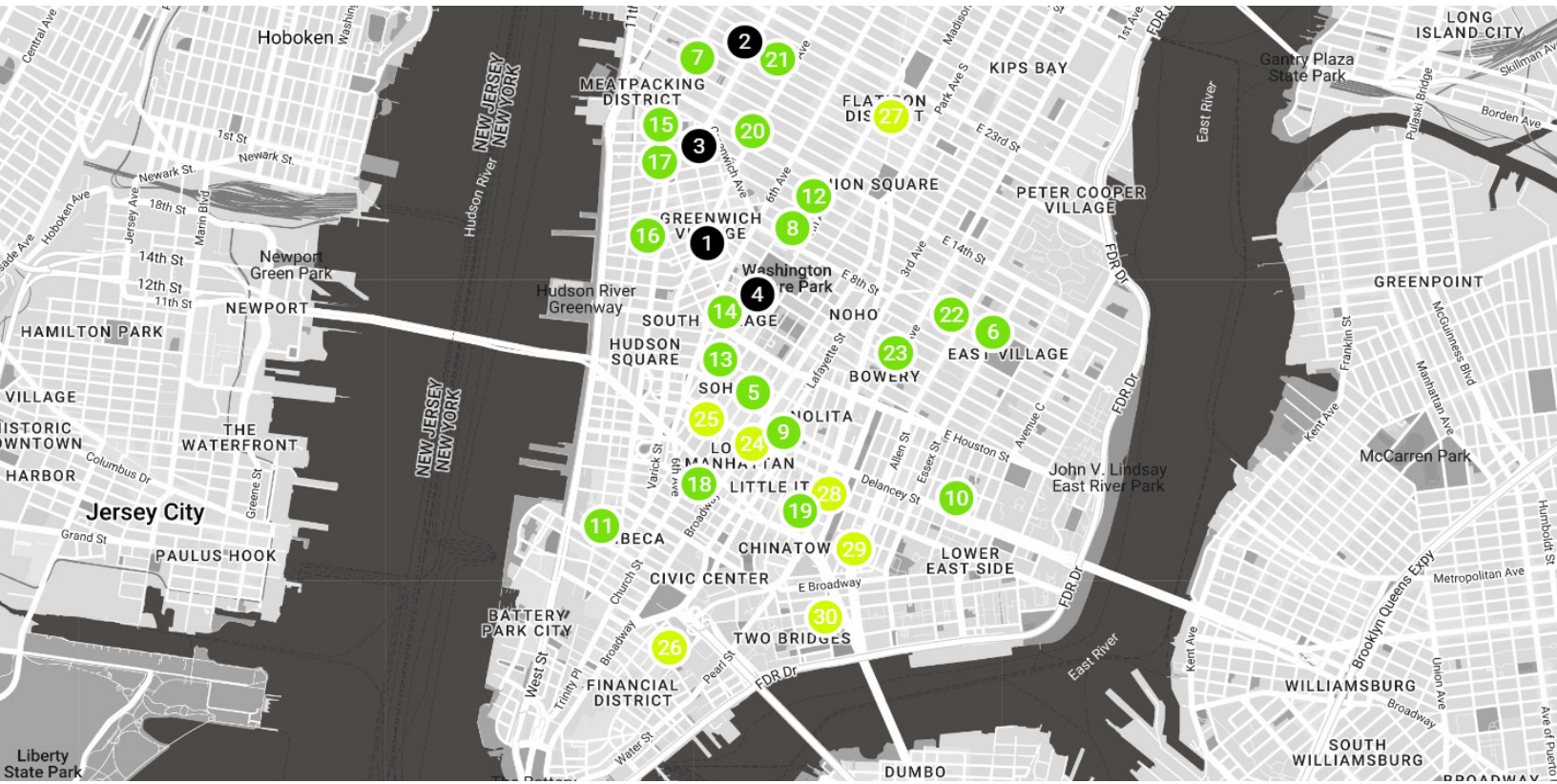
-42% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$1,067 -25% YoY	\$1,157 +12% YoY	- N/A	\$1,278 -21% YoY
\$/UNIT	\$647,681 -53% YoY	\$1,585,553 +22% YoY	N/A	\$3,635,830 -8% YoY

*Development Site / Buildable Square Footage



MULTIFAMILY

- 1 16 Barrow Street
- 2 305 West 20th Street
- 3 32 Jane Street
- 4 235 Sullivan Street

MIXED USE

- 5 102 Greene Street
- 6 Tompkins Square Portfolio
- 7 108-110 9th Avenue
- 8 17 West 9th Street
- 9 224 Lafayette Street
- 10 86 Clinton Street
- 11 315 Greenwich Street
- 12 28 West 12th Street
- 13 178 Prince Street
- 14 181 Bleecker Street
- 15 66 Horatio Street
- 16 679 Greenwich Street
- 17 66 Jane Street
- 18 46 Walker Street
- 19 161 Hester Street
- 20 201 West 14th Street
- 21 241 West 20th Street
- 22 337 East 9th Street
- 23 73 2nd Avenue

RETAIL & OFFICE

- 24 484-486 Broadway
- 25 355 West Broadway
- 26 166 William Street
- 27 913 Broadway
- 28 137 Bowery
- 29 25 Allen Street
- 30 49 Market Street

CONTACT THE **DOWNTOWN MANHATTAN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES