

An aerial, black and white photograph of a wide Manhattan street, likely Times Square, looking down the road. The street is filled with cars and lined with tall, multi-story buildings. A large black rectangular overlay covers the upper portion of the image, containing the title text. A bright green rectangular box is positioned below the black overlay, containing the date. The overall mood is urban and professional.

# **DOWNTOWN MANHATTAN MARKET REPORT**

**FEBRUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## DOWNTOWN MANHATTAN FEBRUARY 2023 COMPLETE MARKET METRICS

04

TRANSACTIONS SOLD

\$20.05M

\$ VOLUME SOLD

10

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	83 Warren Street	\$6,000,000	TriBeCa	Multi-Family	5
2	134 West 18th Street	\$5,352,594	Chelsea	Retail	2
3	99 Stanton Street	\$5,000,000	Lower East Side	Retail	1
4	17 Division Street	\$3,698,000	Chinatown	Retail	2



83 WARREN ST



134 WEST 18TH ST



99 STANTON ST



17 DIVISION ST

# DOWNTOWN MANHATTAN

## FEBRUARY 2023 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **FEBRUARY 1, 2023 - FEBRUARY 28, 2023**

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

**Neighborhoods:** Multi-Family, Retail

### MONTH OVER MONTH

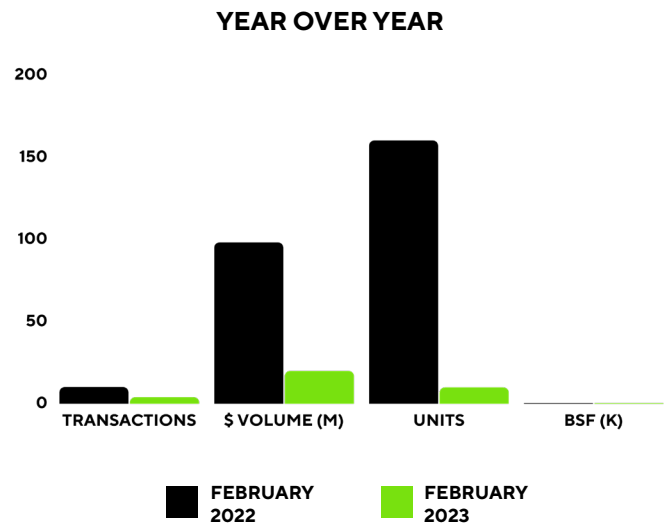
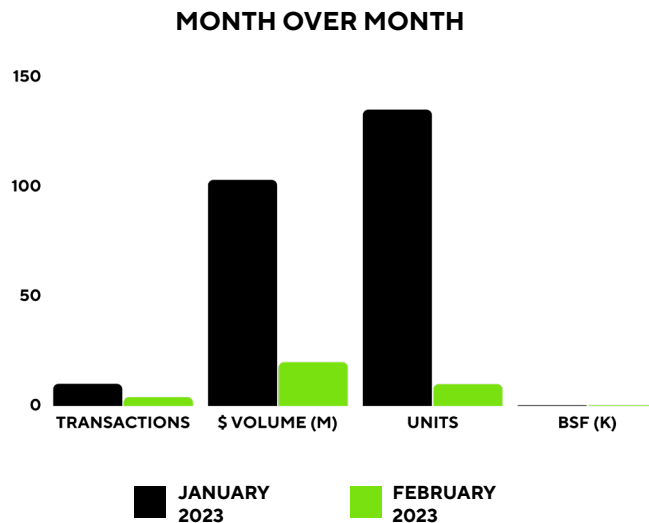
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JANUARY 2023</b>	10	\$103,332,500	135	0
<b>FEBRUARY 2023</b>	4	\$20,050,594	10	0
<b>% of CHANGE</b>	↓ -60% MoM	↓ -81% MoM	↓ -93% MoM	0% MoM

### YEAR OVER YEAR

COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>FEBRUARY 2022</b>	10	\$98,200,000	160	0
<b>FEBRUARY 2023</b>	4	\$20,050,594	10	0
<b>% of CHANGE</b>	↓ -60% YoY	↓ -80% YoY	↓ -94% YoY	0% YoY



Contact the Downtown Manhattan Team For More Information

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## DOWNTOWN MANHATTAN FEBRUARY 2023 REPORT

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