

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 black rectangular box is overlaid on the upper left portion of the image, and a bright green rectangular box is overlaid on the right side, partially overlapping the black box.

# **DOWNTOWN MANHATTAN MARKET REPORT**

**JANUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## DOWNTOWN MANHATTAN JANUARY 2023 COMPLETE MARKET METRICS

2

TRANSACTIONS SOLD

\$29.25M

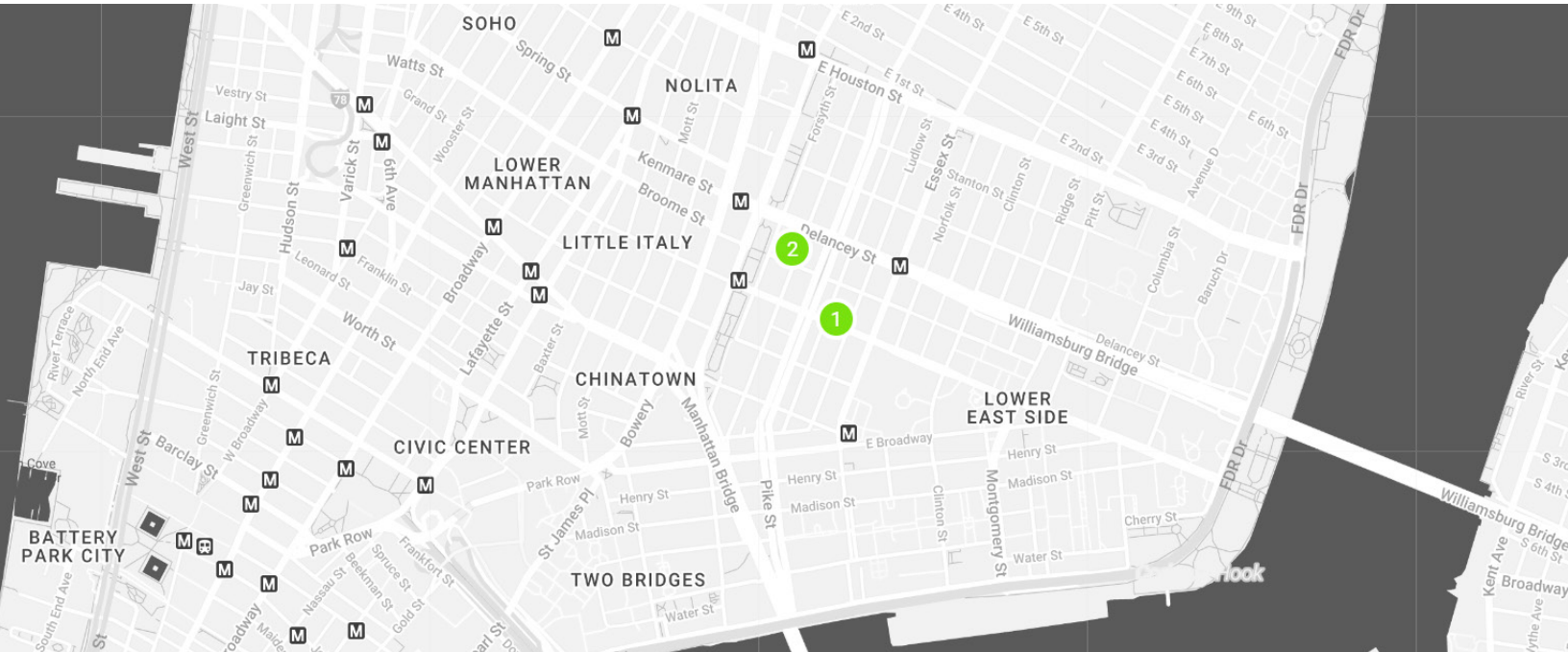
\$ VOLUME SOLD

25

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	324 Grand Street	\$23,750,000	Lower East Side	Mixed Use	22
2	133 Eldridge Street	\$5,500,000	Lower East Side	Mixed Use	3



324 GRAND STREET



133 ELDRIDGE STREET

# DOWNTOWN MANHATTAN

## JANUARY 2023 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2023 - JANUARY 31, 2023**

**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 DECEMBER 2022

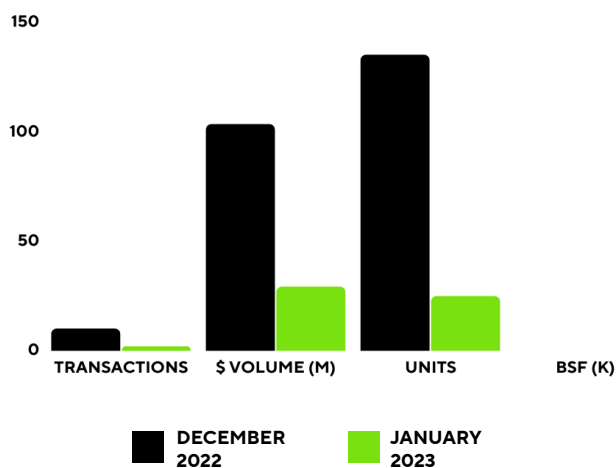
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	10	\$103,332,500	135	-
JANUARY 2023	2	\$29,250,000	25	0
% of CHANGE	↓ -80% MoM	↓ -72% MoM	↓ -81% MoM	N/A

### YEAR OVER YEAR

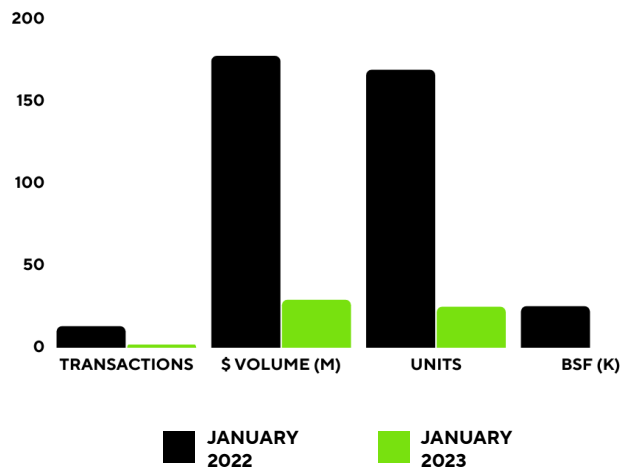
COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	13	\$177,487,380	169	24,890
JANUARY 2023	2	\$29,250,000	25	0
% of CHANGE	↓ -85% YoY	↓ -84% YoY	↓ -85% YoY	↓ -100% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

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## DOWNTOWN MANHATTAN JANUARY 2023 REPORT

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