

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

APRIL 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN APRIL 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$40.50M

\$ VOLUME SOLD

40

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	381 Broadway	\$16,750,000	TriBeCa	Office	7
2	136 East 16th Street	\$12,500,000	Gramercy Park	Multi-Family	8
3	8 Centre Market Place	\$7,400,000	Little Italy	Mixed Use	6
4	13 Market Street	\$3,850,000	Two Bridges	Mixed Use	19



DOWNTOWN MANHATTAN

APRIL 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **APRIL 1, 2023 - APRIL 30, 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 MARCH 2023

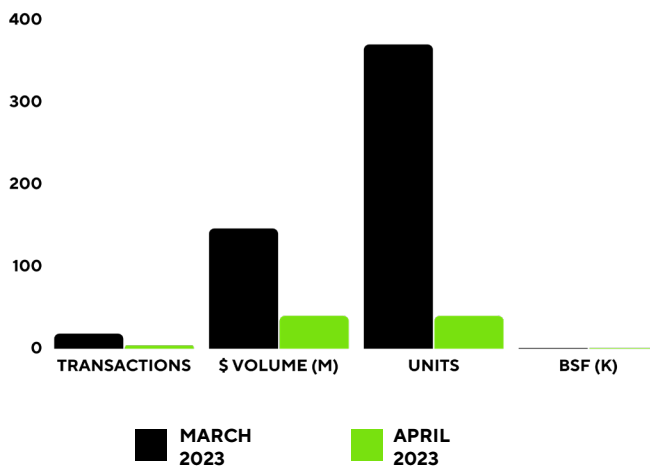
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2023	18	\$146,855,000	370	0
APRIL 2023	4	\$40,500,000	40	0
% of CHANGE	↓ -78% MoM	↓ -72% MoM	↓ -89% MoM	0% MoM

YEAR OVER YEAR

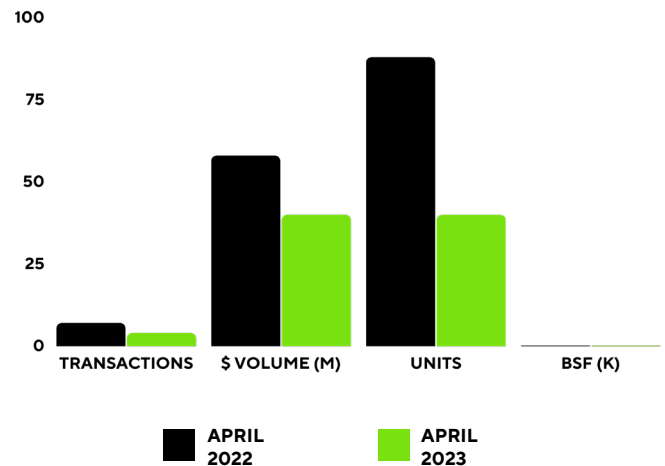
COMPARED TO APRIL 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2022	7	\$58,189,000	88	0
APRIL 2023	4	\$40,500,000	40	0
% of CHANGE	↓ -43% YoY	↓ -30% YoY	↓ -55% YoY	0% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team For More Information

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DOWNTOWN MANHATTAN APRIL 2023 REPORT

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