



DOWNTOWN MANHATTAN MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q1 2023 MULTIFAMILY METRICS

11

TRANSACTIONS SOLD

\$91.97M

\$ VOLUME SOLD

221

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	153 Norfolk Street	\$16,000,000	Lower East Side	50
2	225-227 West 20th Street	\$13,750,000	Chelsea	32
3	20 East 22nd Street	\$10,250,000	Flatiron District	23
4	112 4th Avenue	\$9,650,000	East Village	9
5	117 Waverly Place	\$9,600,000	Greenwich Village	12
6	42-44 Bank Street	\$7,650,000	West Village	31
7	415 West 22nd Street	\$6,700,000	Chelsea	10
8	83 Warren Street	\$6,000,000	TriBeCa	5
9	413 West 22nd Street	\$4,700,000	Chelsea	8
10	99 Perry Street	\$4,500,000	West Village	20
11	71 Thompson Street	\$3,175,000	SoHo	21

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **MONTH 1, 2022 - MONTH 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

Q1 2023 MIXED-USE METRICS

9

TRANSACTIONS SOLD

\$82.83M

\$ VOLUME SOLD

178

UNITS SOLD



324 GRAND ST



23-25 THOMPSON ST



27 PRINCE ST



109 LUDLOW ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	324 Grand Street	\$23,750,000	Lower East Side	22
2	23-25 Thompson Street	\$13,350,000	SoHo	30
3	27 Prince Street	\$8,900,000	NoLIta	16
4	109 Ludlow Street	\$8,800,000	Lower East Side	26
5	98-100 Thompson Street	\$7,700,000	SoHo	42
6	200 West 21st Street	\$5,600,000	Chelsea	15
7	133 Eldridge Street	\$5,500,000	Lower East Side	3
8	271 East 10th Street	\$5,450,000	East Village	20
9	32 Avenue A	\$3,780,000	East Village	4

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **MONTH 1, 2022 - MONTH 31, 2022**

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DOWNTOWN MANHATTAN
Q1 2023 DEVELOPMENT SITE METRICS

0
TRANSACTIONS SOLD

\$0M
\$ VOLUME SOLD

0
BUILDABLE SF SOLD



ADDRESS

PRICE

NEIGHBORHOOD

BUILDABLE SF

Development Site Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 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

DOWNTOWN MANHATTAN Q1 2023 RETAIL & OFFICE METRICS

4

TRANSACTIONS SOLD

\$21.35M

\$ VOLUME SOLD

6

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	136 West 3rd Street	\$7,300,000	Greenwich Village	1
2	134 West 18th Street	\$5,352,594	Chelsea	2
3	99 Stanton Street	\$5,000,000	Lower East Side	1
4	17 Division Street	\$3,698,000	Chinatown	2

Retail & Office Transactions between \$1,000,000 - \$50,000,000 from MONTH 1, 2022 - MONTH 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

Q1 2023 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD
-35% YoY

\$196.15M

\$ VOLUME SOLD
-52% YoY

405

UNITS SOLD
-15% YoY

0

BUILDABLE SF SOLD
-100% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$846 -60% YoY	\$709 -27% YoY	\$0 -100% YoY	\$1,050 -1% YoY
\$/UNIT	\$558,912 -35% YoY	\$669,640 -45% YoY		\$4,206,324 -10% YoY

DOWNTOWN MANHATTAN

Q1 2023 MARKET MAP



MULTIFAMILY

- 1 153 Norfolk Street
- 2 225-227 West 20th Street
- 3 20 East 22nd Street
- 4 112 4th Avenue
- 5 117 Waverly Place
- 6 42-44 Bank Street
- 7 415 West 22nd Street
- 8 83 Warren Street
- 9 413 West 22nd Street
- 10 99 Perry Street
- 11 71 Thompson Street

MIXED USE

- 1 324 Grand Street
- 2 23-25 Thompson Street
- 3 27 Prince Street
- 4 109 Ludlow Street
- 5 98-100 Thompson Street
- 6 200 West 21st Street
- 7 133 Eldridge Street
- 8 271 East 10th Street
- 9 32 Avenue A

RETAIL & OFFICE

- 1 136 West 3rd Street
- 2 134 West 18th Street
- 3 99 Stanton Street
- 4 17 Division Street

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

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES