



DOWNTOWN MANHATTAN Q1 2023 MULTIFAMILY METRICS

11

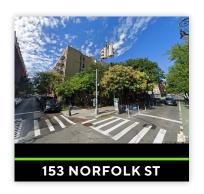
\$91.97M

221

TRANSACTIONS SOLD

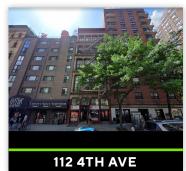
\$ VOLUME SOLD

UNITS SOLD









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

DOWNTOWN MANHATTANQ1 2023 MIXED-USE METRICS

9

\$82.83M

178

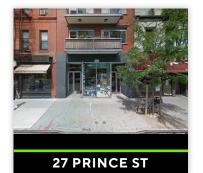
TRANSACTIONS SOLD

\$ VOLUME SOLD

UNITS SOLD









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



DOWNTOWN MANHATTAN Q1 2023 DEVELOPMENT SITE METRICS

0

\$0M

0

TRANSACTIONS SOLD

\$ VOLUME SOLD

BUILDABLE SF SOLD









ADDRESS PRICE NEIGHBORHOOD BUILDABLE SF

DOWNTOWN MANHATTANQ1 2023 RETAIL & OFFICE METRICS

4

\$21.35M

6

TRANSACTIONS SOLD

\$ VOLUME SOLD

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



DOWNTOWN MANHATTAN Q1 2023 MARKET ANALYSIS

Q1 2023 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD

-35% YoY

\$196.15M

\$ VOLUME SOLD **-52% YoY**

405

UNITS SOLD

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
- 225-227 West 20th Street
- 20 East 22nd Street
- 112 4th Avenue
- 117 Waverly Place
- 42-44 Bank Street
- 415 West 22nd Street
- 83 Warren Street
- 413 West 22nd Street
- 99 Perry Street
- 71 Thompson Street

MIXED USE

- 324 Grand Street
- 23-25 Thompson Street
- 27 Prince Street
- 109 Ludlow Street
- 5 98-100 Thompson Street
- 200 West 21st Street
- 133 Eldridge Street
- 271 East 10th Street
- 32 Avenue A

RETAIL & OFFICE

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



DOWNTOWN MANHATTAN

O1 2023 MARKET REPORT



ADAM LOBEL

718.360.8815 adam@iprg.com

ELI ZEMPSKY

718.360.8553 ezempsky@iprg.com

ZACHARY ZISKIN

718.360.0969 zziskin@iprg.com

BEN CIRELLA

718.360.4941 bcirella@iprg.com

JUSTIN ZEITCHIK

718.360.8827 jzeitchik@iprg.com

725+

\$2B+

POWERFUL TEAM

PROPERTIES SOLD

TOTAL SALES