



DOWNTOWN MANHATTAN MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN MAY 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$44.28M

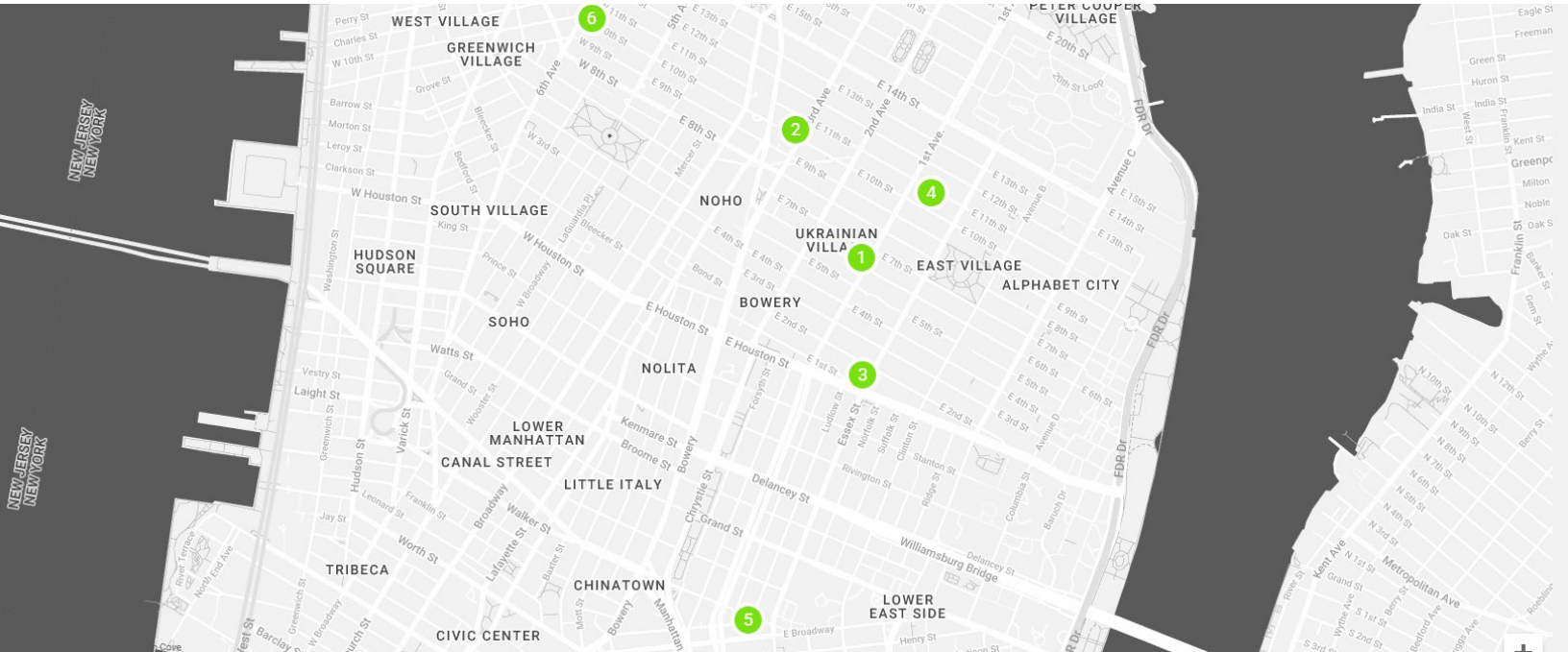
\$ VOLUME SOLD

71

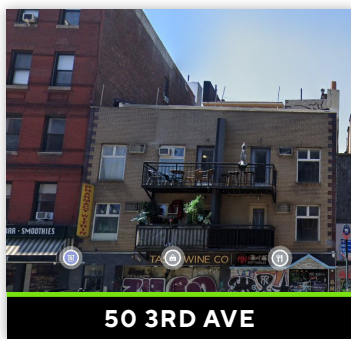
UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	105-109 1st Avenue	\$13,750,000	East Village	Mixed Use	23
2	50 3rd Avenue	\$9,990,000	East Village	Mixed Use	14
3	15 Avenue A	\$7,300,000	East Village	Mixed Use	6
4	414 East Eleventh Street	\$5,000,000	East Village	Multi-Family	24
5	38 Canal Street	\$4,999,000	Chinatown	Mixed Use	2
6	69 West 10th Street	\$3,250,000	Greenwich Village	Mixed Use	2



DOWNTOWN MANHATTAN

MAY 2023 MARKET ANALYSIS

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

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

Neighborhoods: Chinatown, East Village, Greenwich Village

MONTH OVER MONTH

COMPARED TO APRIL 2023

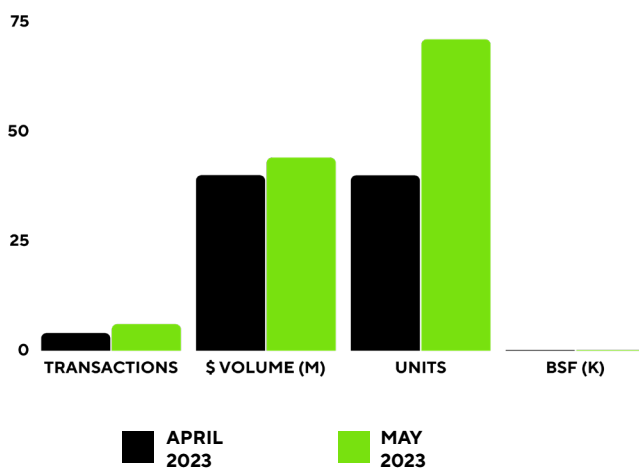
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	4	\$40,500,000	40	0
MAY 2023	6	\$44,289,000	71	0
% of CHANGE	↑ +50% MoM	↑ +9% MoM	↑ +78% MoM	0% MoM

YEAR OVER YEAR

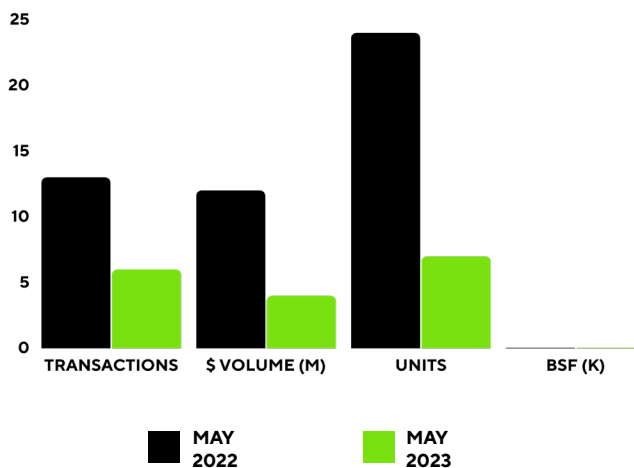
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	13	\$121,976,250	244	0
MAY 2023	6	\$44,289,000	71	0
% of CHANGE	↓ -54% YoY	↓ -64% YoY	↓ -71% YoY	0% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

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DOWNTOWN MANHATTAN MAY 2023 REPORT

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