

An aerial, black-and-white photograph of a wide Manhattan street, likely Times Square, looking down the road. The street is lined with tall, multi-story buildings. The sky is filled with dramatic, dark clouds. A black rectangular overlay covers the upper portion of the image, containing the main title. Below the title, a bright green rectangular box contains the date. At the bottom, the company name is written in white text.

DOWNTOWN MANHATTAN MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q2 2023 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$40.38M

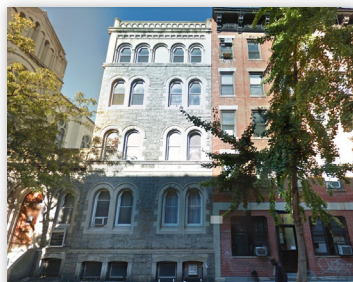
\$ VOLUME SOLD

77

UNITS SOLD



136 EAST 16TH ST



175-177 EAST 3RD ST



139 EAST 13TH ST



118 CHARLES ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	136 East 16th Street	\$12,500,000	Gramercy Park	8
2	175-177 East 3rd Street	\$10,800,000	East Village	20
3	139 East 13th Street	\$6,862,000	East Village	19
4	118 Charles Street	\$5,220,000	West Village	6
5	414 East Eleventh Street	\$5,000,000	East Village	24

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

DOWNTOWN MANHATTAN

Q2 2023 MIXED-USE METRICS

17

TRANSACTIONS SOLD

\$180.57M

\$ VOLUME SOLD

318

UNITS SOLD



51 IRVING PL



146-150 10TH AVE



224-228 8TH AVE



105-109 1ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	51 Irving Place	\$30,698,553	Gramercy Park	58
2	146-150 10th Avenue	\$26,850,000	Chelsea	49
3	224-228 8th Avenue	\$15,000,000	Chelsea	48
4	105-109 1st Avenue	\$13,750,000	East Village	23
5	156 Sullivan Street	\$12,050,000	SoHo	25
6	119 South Street	\$11,400,000	Financial District	17
7	120 Macdougall Street	\$10,770,000	Greenwich Village	28
8	50 3rd Avenue	\$9,990,000	East Village	14
9	78-80 Saint Marks Place	\$9,285,510	East Village	9
10	108 South Street	\$7,600,000	Financial District	4
11	8 Centre Market Place	\$7,400,000	Little Italy	6
12	15 Avenue A	\$7,300,000	East Village	6
13	38 Canal Street	\$4,999,000	Chinatown	2
14	84 Orchard Street	\$4,280,000	Lower East Side	3
15	13 Market Street	\$3,850,000	Two Bridges	19
16	69 West 10th Street	\$3,250,000	Greenwich Village	2
17	27 Eldridge Street	\$2,100,000	Chinatown	5

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

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DOWNTOWN MANHATTAN
Q2 2023 RETAIL & OFFICE METRICS

2
TRANSACTIONS SOLD

\$34.25M
\$ VOLUME SOLD

20
UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	453 West 17th Street	\$17,500,000	Chelsea	13
2	381 Broadway	\$16,750,000	TriBeCa	7

Retail & Office Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023
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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

Q2 2023 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD
-29% YoY

\$255.20M

\$ VOLUME SOLD
-27% YoY

415

UNITS SOLD
-33% YoY

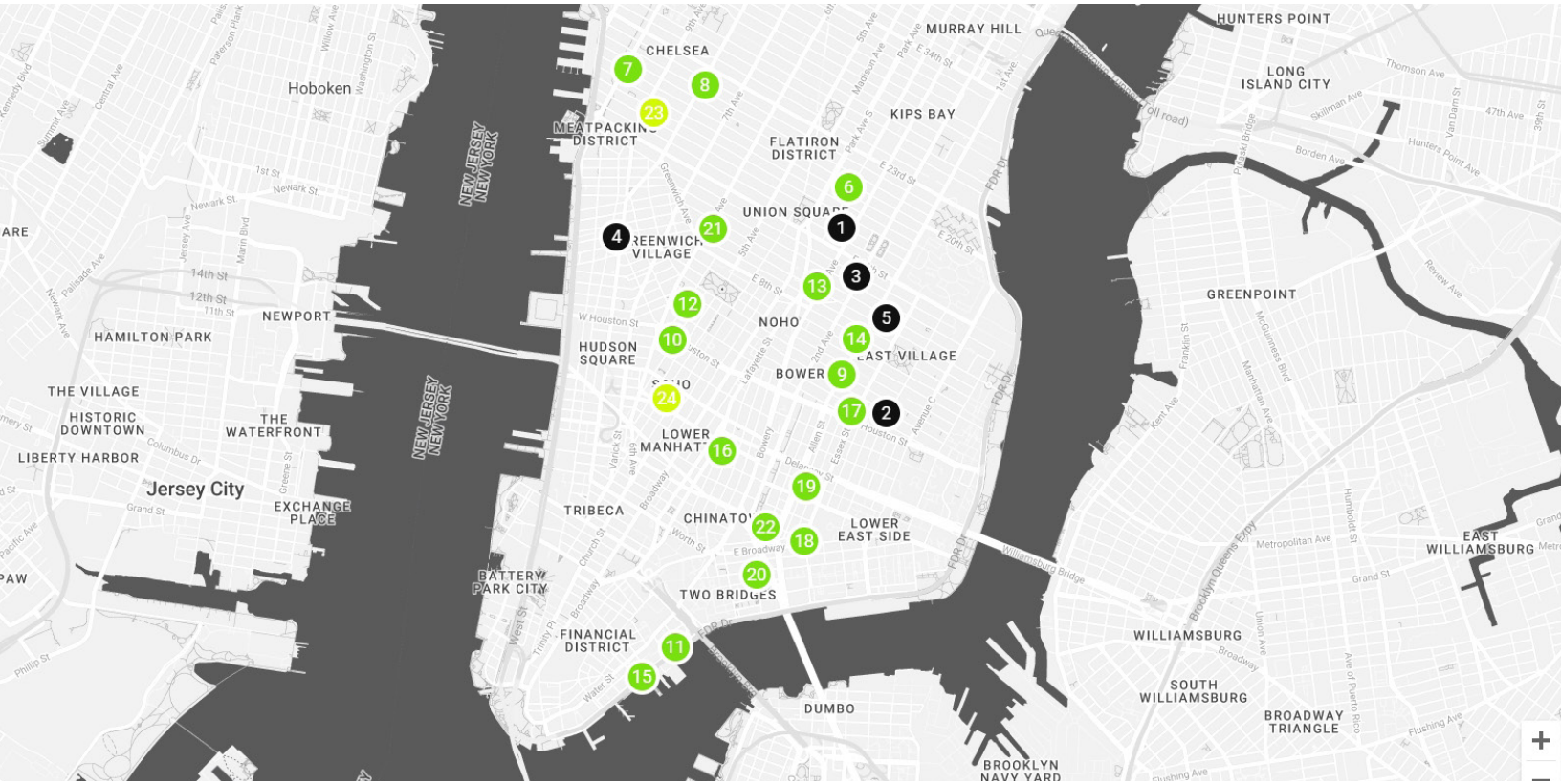
0

BUILDABLE SF SOLD
0% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$910 -5% YoY	\$943 -1% YoY	\$0 0% YoY	\$951 -10% YoY
\$/UNIT	\$708,398 -11% YoY	\$929,053 +38% YoY		\$1,869,505 -38% YoY



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

**ADAM
LOBEL**

718.360.8815
adam@iprg.com

**ZACHARY
ZISKIN**

718.360.0969
zziskin@iprg.com

**JUSTIN
ZEITCHIK**

718.360.8827
jzeitichik@iprg.com

**BEN
CIRELLA**

718.360.4941
bcirella@iprg.com

1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES