



DOWNTOWN MANHATTAN MARKET REPORT

Q3 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q3 2023 MULTIFAMILY METRICS

8

TRANSACTIONS SOLD

\$30.28M

\$ VOLUME SOLD

67

UNITS SOLD



110 READE ST



359 WEST 20TH ST



543 EAST 6TH ST



425 EAST 6TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	110 Reade Street	\$9,007,000	TriBeCa	6
2	359 West 20th Street	\$5,500,000	Chelsea	5
3	543 East 6th Street	\$3,250,000	East Village	8
4	425 East 6th Street	\$3,000,000	East Village	18
5	191 East 7th Street	\$2,725,000	East Village	5
6	286 Broome Street	\$2,550,000	Lower East Side	9
7	52 Bond Street	\$2,250,000	NoHo	5
8	231 East 14th Street	\$2,000,038	Gramercy Park	11

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

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

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

Q3 2023 MIXED-USE METRICS

14

TRANSACTIONS SOLD

\$111.45M

\$ VOLUME SOLD

137

UNITS SOLD



15 SOUTH WILLIAM ST
& 53 STONE ST



14 BEDFORD ST



67 MURRAY ST



5 SPRING ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	15 South William Street & 53 Stone Street	\$15,100,000	Financial District	10
2	14 Bedford Street	\$13,500,000	Greenwich Village	23
3	67 Murray Street	\$13,000,000	TriBeCa	7
4	5 Spring Street	\$10,000,000	NoLIta	17
5	332 Bowery	\$8,750,000	NoHo	6
6	17th Avenue South	\$7,950,000	Greenwich Village	5
7	6 Avenue B	\$7,800,000	East Village	11
8	270 Bleecker Street	\$7,185,800	Greenwich Village	5
9	157 Rivington Street	\$6,800,000	Lower East Side	20
10	169 Mulberry Street	\$6,000,000	Little Italy	12
11	13 Avenue B	\$4,300,000	East Village	6
12	111 Rivington Street	\$4,000,000	Lower East Side	3
13	342 Bowery	\$3,567,000	NoHo	5
14	294 Elizabeth Street	\$3,500,000	NoHo	7

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

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Q3 2023 COMPLETE MARKET METRICS

22

TRANSACTIONS SOLD
-19% YoY

\$141.73M

\$ VOLUME SOLD
-61% YoY

204

UNITS SOLD
-57% YoY

0

BUILDABLE SF SOLD
-100% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$607 -36% YoY	\$945 -21% YoY	\$0 0% YoY	\$0 -100% YoY
\$/UNIT	\$579,280 -27% YoY	\$988,594 +1% YoY		\$0 -100% YoY

DOWNTOWN MANHATTAN

Q3 2023 MARKET MAP



MULTIFAMILY

- 1 110 Reade Street
- 2 359 West 20th Street
- 3 543 East 6th Street
- 4 425 East 6th Street
- 5 191 East 7th Street
- 6 286 Broome Street
- 7 52 Bond Street
- 8 231 East 14th Street

MIXED USE

- 9 15 South William Street & 53 Stone Street
- 10 14 Bedford Street
- 11 67 Murray Street
- 12 5 Spring Street
- 13 332 Bowery
- 14 17th Avenue South
- 15 6 Avenue B
- 16 270 Bleecker Street
- 17 157 Rivington Street
- 18 169 Mulberry Street
- 19 13 Avenue B
- 20 111 Rivington Street
- 21 342 Bowery
- 22 294 Elizabeth Street

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

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES