

An aerial, black-and-white photograph of a wide Manhattan street, likely Times Square, looking down the road. The street is filled with cars and has crosswalks. Tall buildings line both sides of the street. A large black rectangular overlay covers the upper portion of the image, containing the title text. A smaller green rectangular overlay is positioned below the black one, containing the date. The overall mood is urban and professional.

# **DOWNTOWN MANHATTAN MARKET REPORT**

**OCTOBER 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## DOWNTOWN MANHATTAN OCTOBER 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$75.67M

\$ VOLUME SOLD

105

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	100-104 Christopher Street	\$30,020,000	West Village	Mixed Use	42
2	107 Christopher Street	\$16,000,000	West Village	Mixed Use	25
3	171 1st Avenue	\$9,400,000	East Village	Mixed Use	5
4	81 East 7th Street	\$7,000,000	East Village	Mixed Use	8
5	110 East 1st Street	\$7,000,000	East Village	Multi-Family	23
6	324 West 22nd Street	\$6,250,000	Chelsea	Multi-Family	2



100-104 CHRISTOPHER ST



107 CHRISTOPHER ST



171 1ST AVE



81 EAST 7TH ST

# DOWNTOWN MANHATTAN

## OCTOBER 2023 MARKET ANALYSIS

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

### MONTH OVER MONTH

COMPARED TO SEPTEMBER 2023

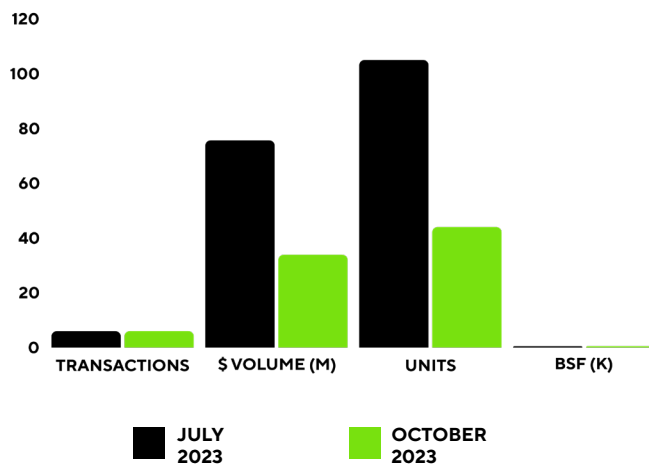
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	6	\$33,874,000	44	0
OCTOBER 2023	6	\$75,670,000	105	0
% of CHANGE	0% MoM	↑ +123% MoM	↑ +139% MoM	0% MoM

### YEAR OVER YEAR

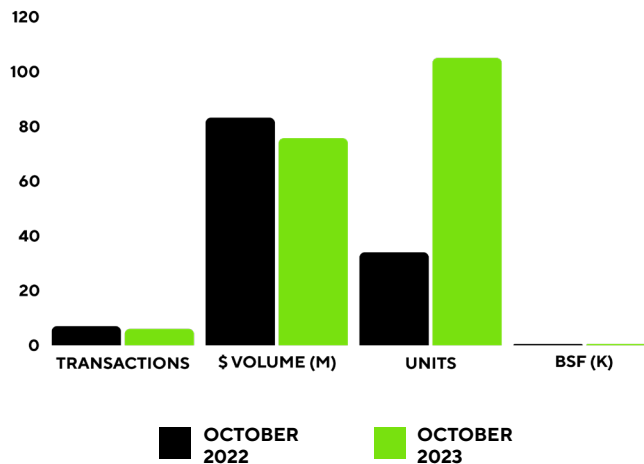
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	7	\$83,173,214	34	0
OCTOBER 2023	6	\$75,670,000	105	0
% of CHANGE	↓ -14% YoY	↓ -9% YoY	↑ +209% YoY	0% YoY

#### MONTH OVER MONTH



#### YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

ADAM LOBEL  
718.360.8815

ZACHARY ZISKIN  
718.360.0969

JUSTIN ZEITCHIK  
718.360.8827



# IPRG

## DOWNTOWN MANHATTAN OCTOBER 2023 REPORT

### THE DOWNTOWN MANHATTAN TEAM

**ADAM  
LOBEL**

718.360.8815  
adam@iprg.com

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**ZACHARY  
ZISKIN**

718.360.0969  
zziskin@iprg.com

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**JUSTIN  
ZEITCHIK**

718.360.8827  
jzeitchik@iprg.com

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718.360.8801

[www.IPRG.com](http://www.IPRG.com)