

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 in white text. Below the title, a bright green rectangular box contains the quarter and year. At the bottom of the image, the company name is written in white text.

# **DOWNTOWN MANHATTAN MARKET REPORT**

**Q4 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## DOWNTOWN MANHATTAN Q4 2023 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$53.19M

\$ VOLUME SOLD

68

UNITS SOLD



199-203 EAST 4TH ST



315 EAST 10TH ST



54 WEST 11TH ST



110 EAST 1ST ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	199-203 East 4th Street	\$22,876,839	East Village	29
2	315 East 10th Street	\$9,067,043	East Village	12
3	54 West 11th Street	\$8,000,000	Greenwich Village	2
4	110 East 1st Street	\$7,000,000	East Village	23
5	324 West 22nd Street	\$6,250,000	Chelsea	2

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

# DOWNTOWN MANHATTAN

## Q4 2023 MIXED-USE METRICS

12

TRANSACTIONS SOLD

\$116.25M

\$ VOLUME SOLD

259

UNITS SOLD



100-104 CHRISTOPHER ST



91 CROSBY ST



118-122 EAST 4TH ST



504-508 EAST 12TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	100-104 Christopher Street	\$30,020,000	West Village	42
2	91 Crosby Street	\$29,000,000	SoHo	10
3	118-122 East 4th Street	\$25,507,195	East Village	72
4	504-508 East 12th Street	\$19,500,000	East Village	60
5	107 Christopher Street	\$16,000,000	West Village	25
6	171 1st Avenue	\$9,400,000	East Village	5
7	275 Bleecker Street	\$9,300,000	Greenwich Village	5
8	123 Watts Street	\$7,675,000	TriBeCa	2
9	200 Mott Street	\$7,550,000	NoLiTa	27
10	81 Avenue A	\$5,300,000	East Village	5
11	169 1st Avenue	\$4,000,000	East Village	2
12	131 Macdougall Street	\$3,000,000	Greenwich Village	4

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 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

Q4 2023 COMPLETE MARKET METRICS

17

TRANSACTIONS SOLD  
-26% YoY

\$219.44M

\$ VOLUME SOLD  
+5% YoY

327

UNITS SOLD  
+17% YoY

0

BUILDABLE SF SOLD  
0% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,180 +11% YoY	\$1,080 -7% YoY	N/A 0% YoY
\$/UNIT	\$1,794,758 +117% YoY	\$1,383,430 -13% YoY	



# DOWNTOWN MANHATTAN

## Q4 2023 MARKET MAP



### MULTIFAMILY

- ① 199-203 East 4th Street
- ② 315 East 10th Street
- ③ 54 West 11th Street
- ④ 110 East 1st Street
- ⑤ 324 West 22nd Street

### MIXED USE

- ⑥ 100-104 Christopher Street
- ⑦ 91 Crosby Street
- ⑧ 118-122 East 4th Street
- ⑨ 504-508 East 12th Street
- ⑩ 107 Christopher Street
- ⑪ 171 1st Avenue
- ⑫ 275 Bleecker Street
- ⑬ 123 Watts Street
- ⑭ 200 Mott Street
- ⑮ 81 Avenue A
- ⑯ 169 1st Avenue
- ⑰ 131 Macdougall Street



**DOWNTOWN MANHATTAN**

**Q4 2023 MARKET REPORT**

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

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**