



DOWNTOWN MANHATTAN MARKET REPORT

FEBRUARY 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN FEBRUARY 2024 COMPLETE MARKET METRICS

3

TRANSACTIONS SOLD

\$40.41M

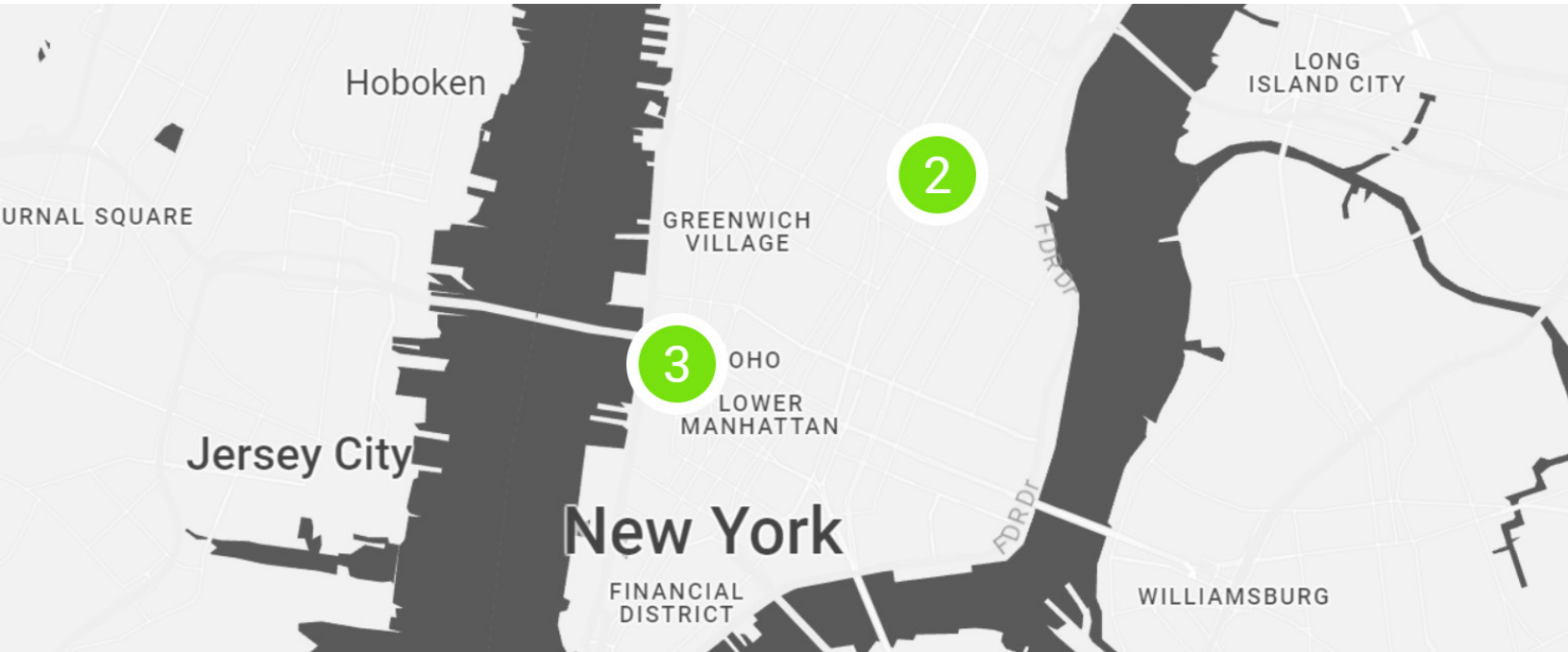
\$ VOLUME SOLD

11

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	258 3rd Avenue	\$21,236,250	Gramercy Park	Mixed Use	3
2	256 3rd Avenue	\$17,078,750	Gramercy Park	Mixed Use	4
3	499 Canal Street	\$2,100,000	Hudson Square	Mixed Use	4



DOWNTOWN MANHATTAN

FEBRUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2024 - FEBRUARY 29, 2024

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 JANUARY 2024

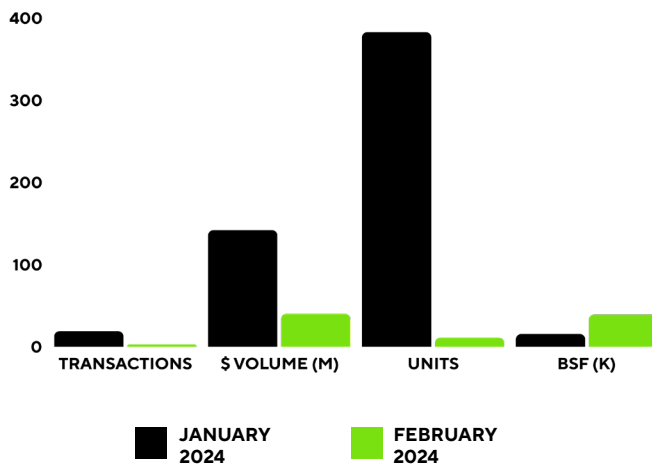
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2024	19	\$142,484,831	383	15,600
FEBRUARY 2024	3	\$40,415,000	11	39,316
% of CHANGE	↓ -84% MoM	↓ -72% MoM	↓ -97% MoM	↑ +152% MoM

YEAR OVER YEAR

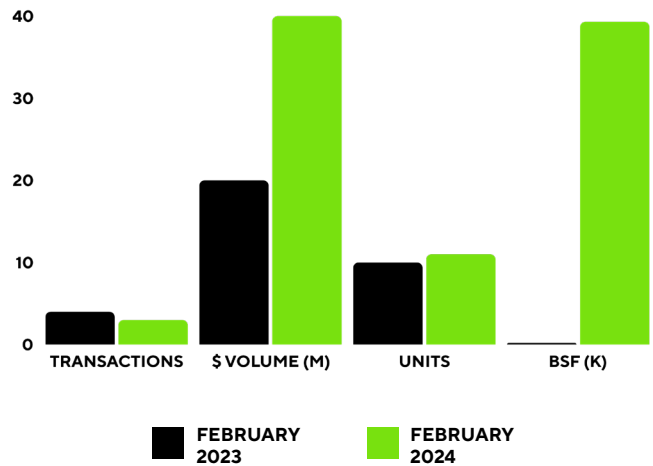
COMPARED TO FEBRUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2023	4	\$20,050,594	10	0
FEBRUARY 2024	3	\$40,415,000	11	39,316
% of CHANGE	↓ -25% YoY	↑ 102% YoY	↑ +10% YoY	↑ +100% 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 FEBRUARY 2024 REPORT

THE DOWNTOWN MANHATTAN TEAM

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**ZACHARY
ZISKIN**
718.360.0969
zziskin@iprg.com

**JUSTIN
ZEITCHIK**
718.360.8827
jzeitichik@iprg.com

718.360.8801

www.IPRG.com