



DOWNTOWN MANHATTAN MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q1 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$29.70M

\$ VOLUME SOLD

66

UNITS SOLD



325 EAST 10TH ST



321 WEST 16TH ST



506 EAST 6TH ST



43 WEST 8TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	325 East 10th Street	\$9,620,000	East Village	18
2	321 West 16th Street	\$8,100,000	Chelsea	10
3	506 East 6th Street	\$5,100,000	East Village	14
4	43 West 8th Street	\$4,125,000	Greenwich Village	7
5	260 East 10th Street	\$2,757,911	East Village	17

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 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

DOWNTOWN MANHATTAN

Q1 MIXED-USE METRICS

20

TRANSACTIONS SOLD

\$159.30M

\$ VOLUME SOLD

349

UNITS SOLD



170-174 EAST 2ND ST



258 3RD AVE



90 BEDFORD ST



256 3RD AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	170-174 East 2nd Street	\$21,990,000	East Village	49
2	258 3rd Avenue	\$21,236,250	Gramercy Park	3
3	90 Bedford Street	\$18,250,000	West Village	23
4	256 3rd Avenue	\$17,078,750	Gramercy Park	4
5	118 2nd Avenue	\$14,450,000	East Village	24
6	75 Thompson Street	\$10,000,000	SoHo	23
7	72-74 East 7th Street	\$7,608,520	East Village	47
8	154 9th Avenue	\$5,500,000	Chelsea	4
9	23 Avenue A	\$5,080,000	East Village	7
10	99 East 3rd Street	\$4,824,832	East Village	5
11	229 East 11th Street	\$4,619,171	East Village	26
12	314 East 9th Street	\$4,267,230	East Village	18
13	444 East 13th Street	\$4,205,000	East Village	16
14	219 East 10th Street	\$4,197,167	East Village	23
15	194 3rd Avenue	\$3,730,000	Gramercy Park	5
16	389 2nd Avenue	\$3,565,000	Gramercy Park	9
17	217 Madison Street	\$2,300,000	Lower East Side	21
18	219 Madison Street	\$2,300,000	Lower East Side	22
19	499 Canal Street	\$2,100,000	Hudson Square	4
20	28 Bowery	\$2,000,000	Chinatown	16

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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DOWNTOWN MANHATTAN Q1 DEVELOPMENT SITE METRICS

1

TRANSACTIONS SOLD

\$21.68M

\$ VOLUME SOLD

54,240

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	112 Liberty Street	\$21,687,750	Financial District	54,240

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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Q1 2024 COMPLETE MARKET METRICS

26

TRANSACTIONS SOLD

+30% YoY

\$210.69M

\$ VOLUME SOLD

+21% YoY

415

UNITS SOLD

+4% YoY

54,240

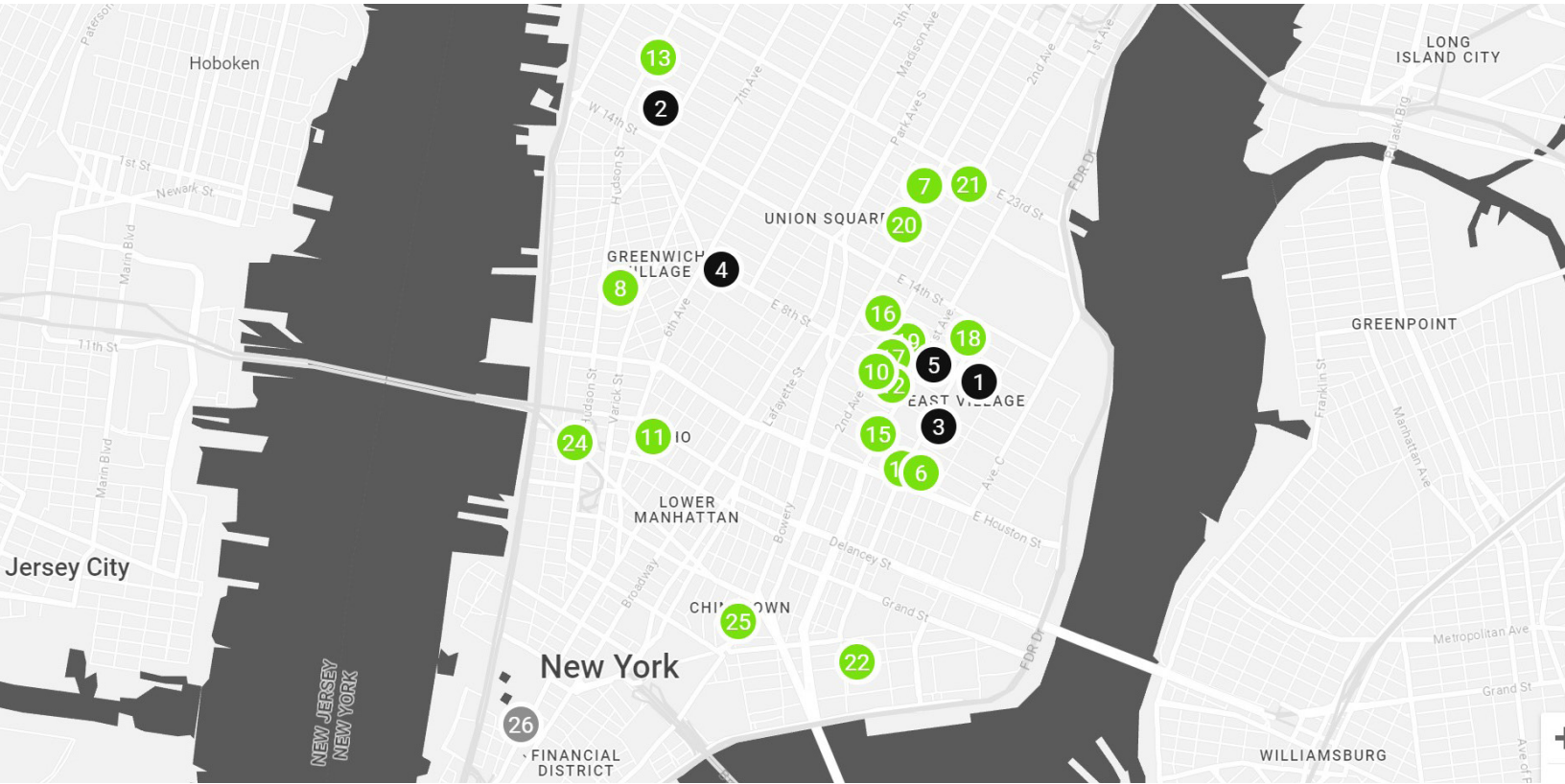
BUILDABLE SF SOLD

+100% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$816 -3% YoY	\$1,094 +54% YoY	\$400 +100% YoY
\$/UNIT	\$492,049 -12% YoY	\$390,432 -42% YoY	



MULTIFAMILY

- 1 325 East 10th Street
- 2 321 West 16th Street
- 3 506 East 6th Street
- 4 43 West 8th Street
- 5 260 East 10th Street

MIXED USE

- 6 170-174 East 2nd Street
- 7 258 3rd Avenue
- 8 90 Bedford Street
- 9 256 3rd Avenue
- 10 118 2nd Avenue
- 11 75 Thompson Street
- 12 72-74 East 7th Street
- 13 154 9th Avenue
- 14 23 Avenue A
- 15 99 East 3rd Street
- 16 229 East 11th Street
- 17 314 East 9th Street
- 18 444 East 13th Street
- 19 219 East 10th Street
- 20 194 3rd Avenue
- 21 389 2nd Avenue
- 22 217 Madison Street
- 23 219 Madison Street
- 24 499 Canal Street
- 25 28 Bowery

DEVELOPMENT SITES

- 26 112 Liberty Street

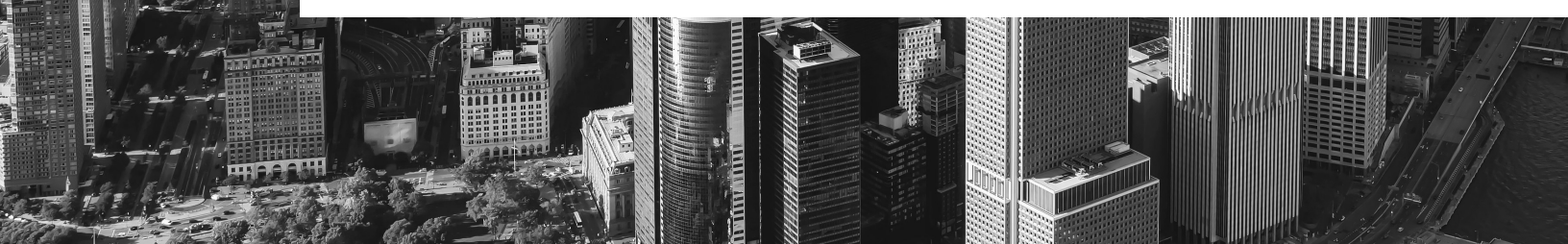


CONTACT THE **DOWNTOWN MANHATTAN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES