

THE MANHATTAN MARKET REPORT

APRIL 2025

IPRG

MANHATTAN

APRIL 2025 MARKET REPORT

EXECUTIVE SUMMARY

This report provides an in-depth overview of the Manhattan real estate market, highlighting recent transactions and sales performance metrics while capturing the trends and opportunities shaping the market.

In April 2025, the Manhattan real estate market saw an increase in activity, with transaction volume, dollar sales, and units sold all showing strong year-over-year growth. The market recorded \$123.1 million in total sales, a 34% increase from April 2024, driven by heightened interest in multifamily and mixed-use properties across a wide range of neighborhoods. Midtown, the Upper East and West Sides led in overall volume, while value opportunities persisted in Upper and Lower Manhattan.

REPORT CRITERIA

Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2025 - April 30, 2025**

Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10011, 10012, 10013, 10014, 10019, 10021, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10038, 10039, 10040, 10044, 10065, 10069, 10075, 10128, 10280

Neighborhoods: Astor Row, Battery Park City, Carnegie Hill, Central Harlem, Central Midtown, Central Park South, Chinatown, Civic Center, Clinton - Hell's Kitchen, East Harlem, East Village, Financial District, Flatiron District, Fort George, Garment District, Gramercy Park, Greenwich Village, Hamilton Heights, Harlem, Hudson Heights, Hudson Square, Hudson Yards, Inwood, Kips Bay, Koreatown, Le Petit Senegal, Lenox Hill, Lincoln Square, Little Italy, Lower East Side, Manhattan Valley, Manhattanville, Marcus Garvey Park, Meatpacking, Morningside Heights, Murray Hill, NoHo, NoLiTa, Nomad, North Chelsea, SoHo, South Chelsea, St. Nicholas Historic District, Sugar Hill, Sutton Place, Times Square - Theatre District, TriBeCa, Tudor City, Turtle Bay, Two Bridges, Upper East Side, Upper Manhattan, Upper West Side, Washington Heights, West Harlem, West Village, Yorkville

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TRANSACTIONS SOLD

20

Total Transactions

↑43%

Total Transactions
April 25 vs. April 24

\$ VOLUME SOLD

\$123.1M

Total Dollar Volume

↑34%

Total Dollar Volume
April 25 vs. April 24

UNITS SOLD

318

Total Units

↑47%

Total Units
April 25 vs. April 24

BUILDABLE SF SOLD

-

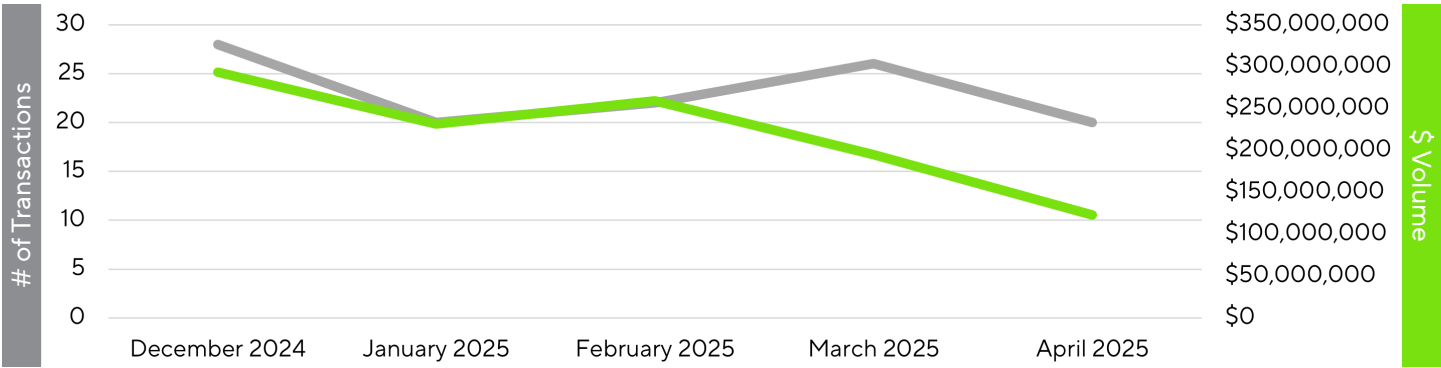
Total Buildable SF

N/A

Total Buildable SF
April 25 vs. April 24

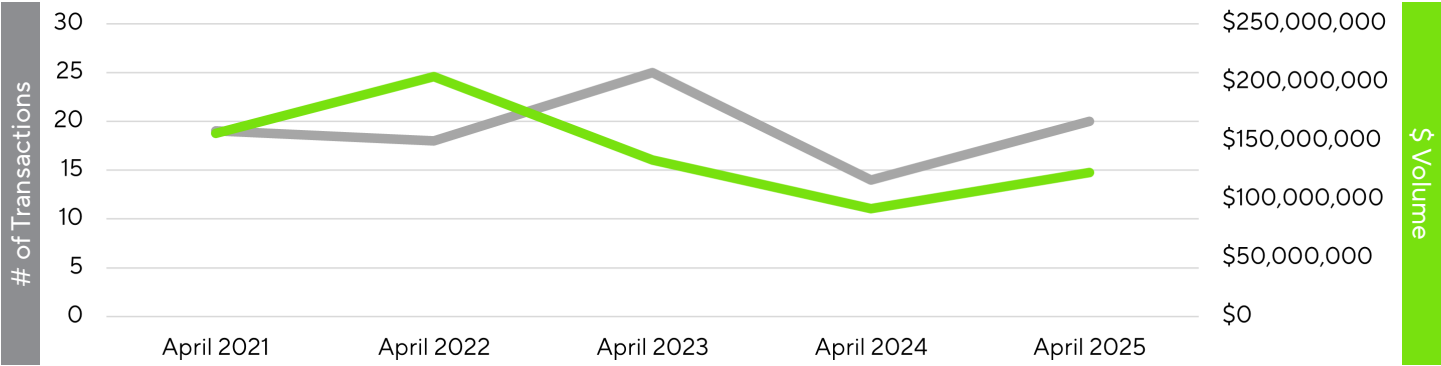
MONTH OVER MONTH

Monthly total dollar volume and total transaction counts in Manhattan



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Manhattan



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TOP 15 TRANSACTIONS

By Dollar Volume April 2025

	ADDRESS	SALE PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	19 East 71st Street	\$10,000,000	Lenox Hill	Mixed Use	12
2	8 East 67th Street	\$9,600,000	Lenox Hill	Multi-Family	2
3	476 West 165th St & 2153 Amsterdam Ave	\$8,750,000	Washington Heights	Mixed Use	138
4	317 East 5th Street	\$8,100,000	East Village	Mixed Use	10
5	241 West 110th Street	\$8,000,000	Harlem	Multi-Family	30
6	201 2nd Avenue	\$7,900,000	East Village	Mixed Use	9
7	218 East 9th Street	\$7,250,000	East Village	Mixed Use	3
8	406 West 48th Street	\$7,000,000	Clinton - Hell's Kitchen	Multi-Family	20
9	216 East 30th Street	\$6,800,000	Kips Bay	Multi-Family	2
10	115 West 57th Street	\$6,650,000	Central Park South	Mixed Use	9
11	308-310 East 106th Street	\$6,100,000	Harlem - East	Mixed Use	24
12	149-151 East 116th St & 1873 Lexington Ave	\$5,426,000	Harlem - East	Mixed Use	11
13	233 East 82nd Street	\$5,425,000	Yorkville	Multi-Family	20
14	292 Elizabeth Street	\$5,200,000	NoHo	Mixed Use	7
15	133 East 95th Street	\$4,750,000	Carnegie Hill	Mixed Use	2

*Development Site / Buildable Square Footage



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS & REGION

	Multifamily	Mixed-Use	Development	Total
Downtown Manhattan				
# of transactions	-	4	-	4
Dollar Volume	-	\$28,450,000	-	\$28,450,000
Total SF	-	27,317	-	27,317
Avg. \$/SF	-	\$1,084	-	\$1,084
Midtown, UES & UWS				
# of transactions	7	5	-	12
Dollar Volume	\$40,525,000	\$25,800,000	-	\$66,325,000
Total SF	43,436	27,611	-	71,047
Avg. \$/SF	\$1,158	\$952	-	\$1,072
Upper Manhattan				
# of transactions	1	3	-	4
Dollar Volume	\$8,000,000	\$20,276,000	-	\$28,276,000
Total SF	21,114	139,988	-	161,102
Avg. \$/SF	\$379	\$267	-	\$295

*Development Site / Buildable Square Footage

Downtown Manhattan: 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

Midtown, Upper East Side & Upper West Side: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper East Side, Upper West Side, Yorkville

Upper Manhattan: Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, West Harlem

TEAM BREAKDOWN

MARKET AMBASSADORS

UPPER MANHATTAN TEAM

Robert Rappa
Noah Trugman

DOWNTOWN MANHATTAN TEAM

Adam Lobel
Zachary Ziskin
Justin Zeitchik
Christian Ingenito
Cheri Roohi

MIDTOWN, UES & UWS TEAM

Adam Lobel
Zachary Ziskin
Justin Zeitchik
Morgan Rosberg
Natanel (Nate) Rahmani
Armaan Tucker

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