

THE MANHATTAN MARKET REPORT

Q2 2025

IPRG

MANHATTAN

Q2 2025 MARKET REPORT

REPORT CRITERIA

Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **Month 1, 2025 - Month 28, 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

61

Total Transactions

↑3%

Total Transactions
Q2 25 vs. Q2 24

\$ VOLUME SOLD

\$358.7M

Total Dollar Volume

↓23%

Total Dollar Volume
Q2 25 vs. Q2 24

UNITS SOLD

846

Total Units

↓26%

Total Units
Q2 25 vs. Q2 24

BUILDABLE SF SOLD

101,563

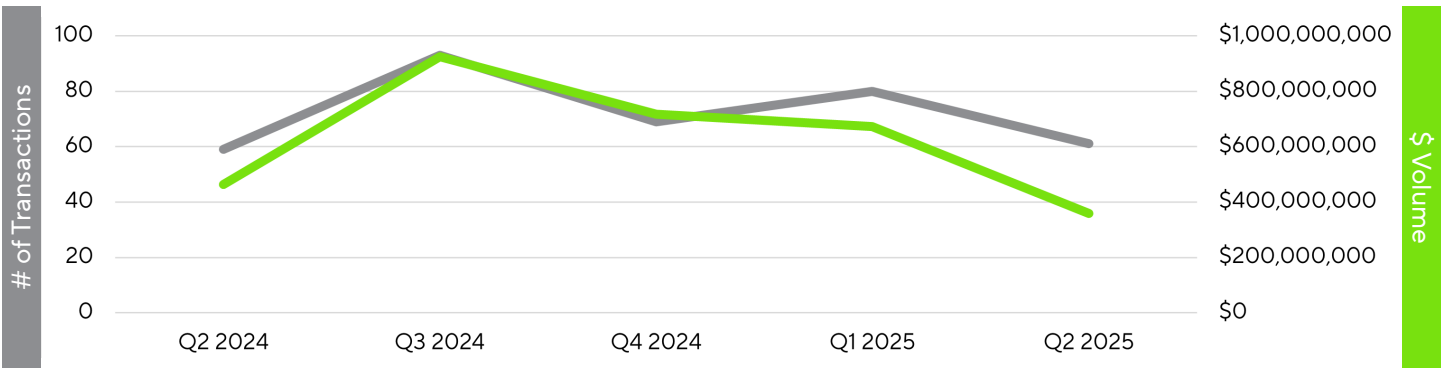
Total Buildable SF

↓2%

Total Buildable SF
Q2 25 vs. Q2 24

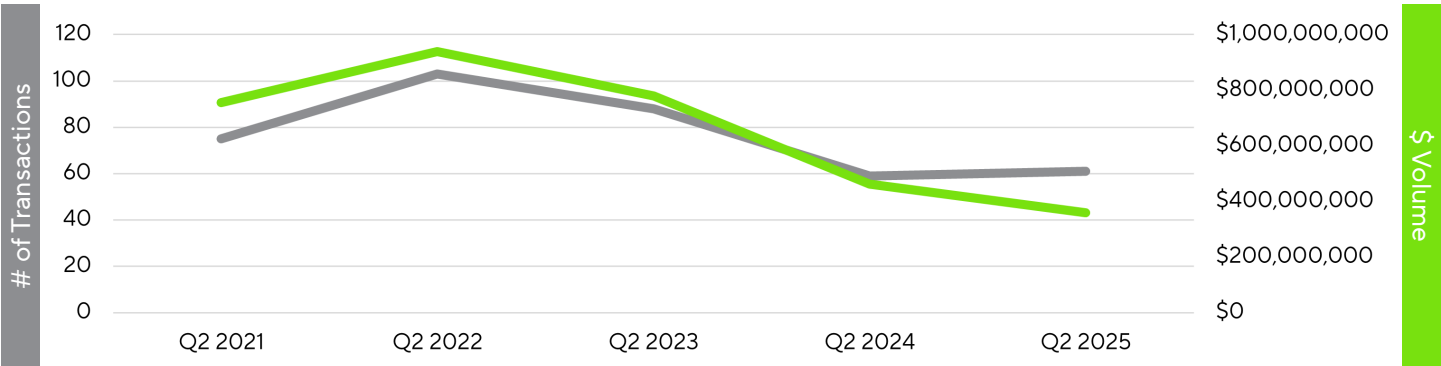
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Manhattan



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Manhattan



MANHATTAN

Q2 2025 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

26

TRANSACTIONS SOLD

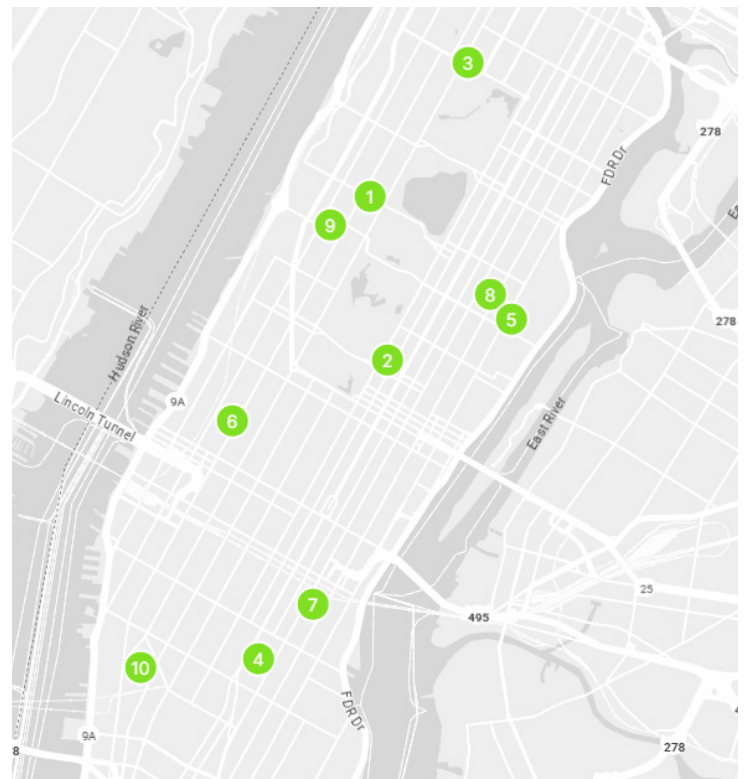
\$117.77M

\$ VOLUME SOLD

295

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	# OF UNITS	\$/UNIT
1	43-45 West 86th Street	\$13,522,958	Upper West Side	19	\$711,735
2	8 East 67th Street	\$9,600,000	Lenox Hill	2	\$4,800,000
3	241 West 110th Street	\$8,000,000	Harlem	30	\$266,667
4	120 East 19th Street	\$8,000,000	Gramercy Park	10	\$800,000
5	412 East 81st Street	\$7,650,000	Yorkville	34	\$225,000
6	406 West 48th Street	\$7,000,000	Clinton - Hell's Kitchen	20	\$350,000
7	216 East 30th Street	\$6,800,000	Kips Bay	2	\$3,400,000
8	233 East 82nd Street	\$5,425,000	Yorkville	20	\$271,250
9	144 West 80th Street	\$5,150,000	Upper West Side	5	\$1,030,000
10	252 West 11th Street	\$4,999,000	West Village	5	\$999,800



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MIXED-USE METRICS AND TOP TRANSACTIONS

32

TRANSACTIONS SOLD

\$220.16M

\$ VOLUME SOLD

551

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	# OF UNITS	\$/UNIT
1	243-245 East 13th Street	\$26,000,000	East Village	51	\$509,804
2	145 2nd Avenue	\$20,350,000	East Village	27	\$753,704
3	19 East 71st Street	\$10,000,000	Lenox Hill	12	\$833,333
4	304 5th Avenue	\$9,750,000	Koreatown	9	\$1,083,333
5	111 Reade Street	\$9,700,000	TriBeCa	5	\$1,940,000
6	1374 3rd Avenue	\$8,770,650	Lenox Hill	14	\$626,475
7	476 West 165th Street, 2153 Amsterdam Ave.	\$8,750,000	Washington Heights	138	\$63,406
8	432 Hudson Street	\$8,700,000	West Village	4	\$2,175,000
9	317 East 5th Street	\$8,100,000	East Village	10	\$810,000
10	201 2nd Avenue	\$7,900,000	East Village	9	\$877,778



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

3

TRANSACTIONS SOLD

\$20.75M

\$ VOLUME SOLD

101,568

BUILDABLE SF SOLD

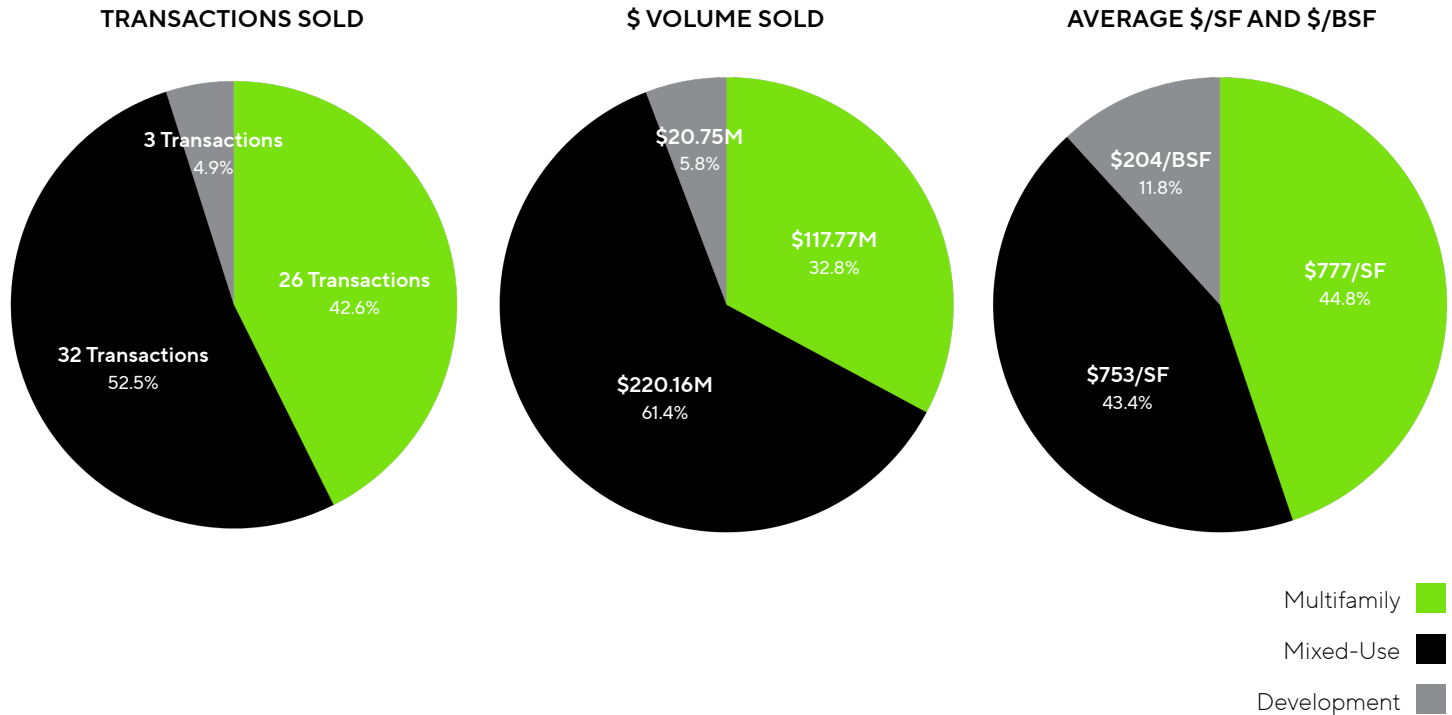
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	264-266 West 135th Street	\$9,250,000	Harlem	51,568	\$179
2	16 Convent Avenue	\$7,500,000	Harlem	40,400	\$186
3	89 1st Avenue	\$4,000,000	East Village	9,600	\$417



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DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



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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