

THE MANHATTAN MARKET REPORT

Q3 2025

IPRG

MANHATTAN

Q3 2025 MARKET REPORT

REPORT CRITERIA

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

77

Total Transactions

↓17%

Total Transactions
Q3 25 vs. Q3 24

\$ VOLUME SOLD

\$641.96M

Total Dollar Volume

↓31%

Total Dollar Volume
Q3 25 vs. Q3 24

UNITS SOLD

1,007

Total Units

↓54%

Total Units
Q3 25 vs. Q3 24

BUILDABLE SF SOLD

461,079

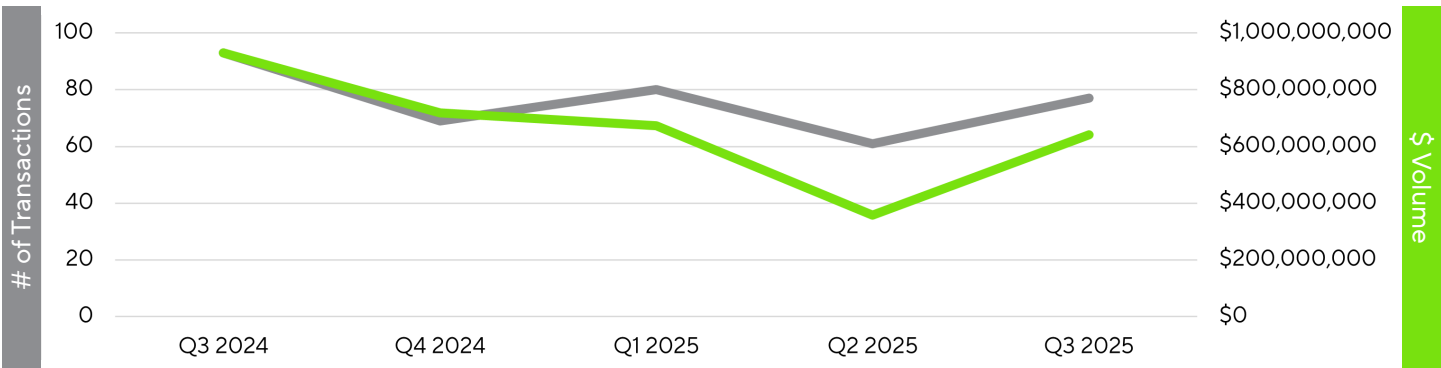
Total Buildable SF

↑12%

Total Buildable SF
Q3 25 vs. Q3 24

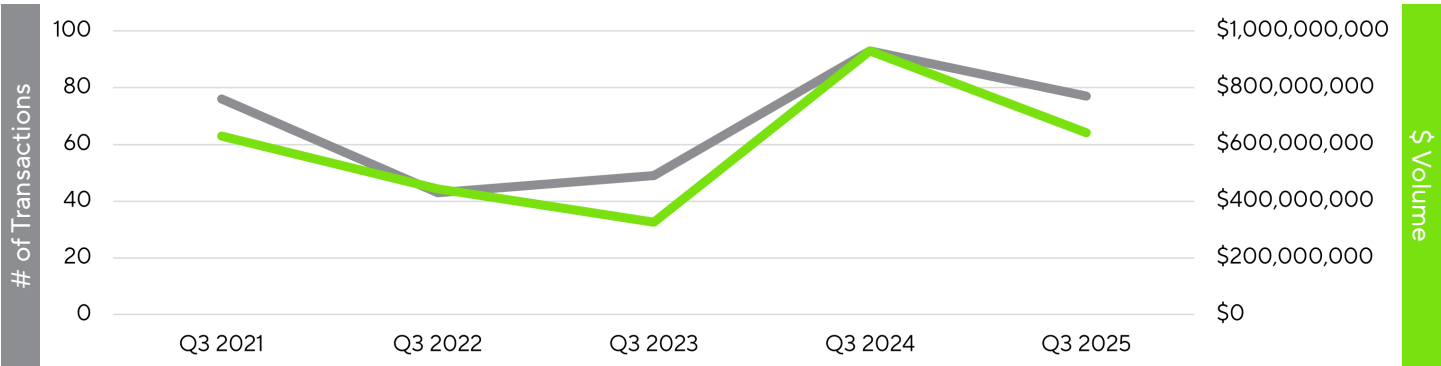
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Manhattan



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Manhattan



MANHATTAN

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MULTIFAMILY METRICS AND TOP TRANSACTIONS

27

TRANSACTIONS SOLD

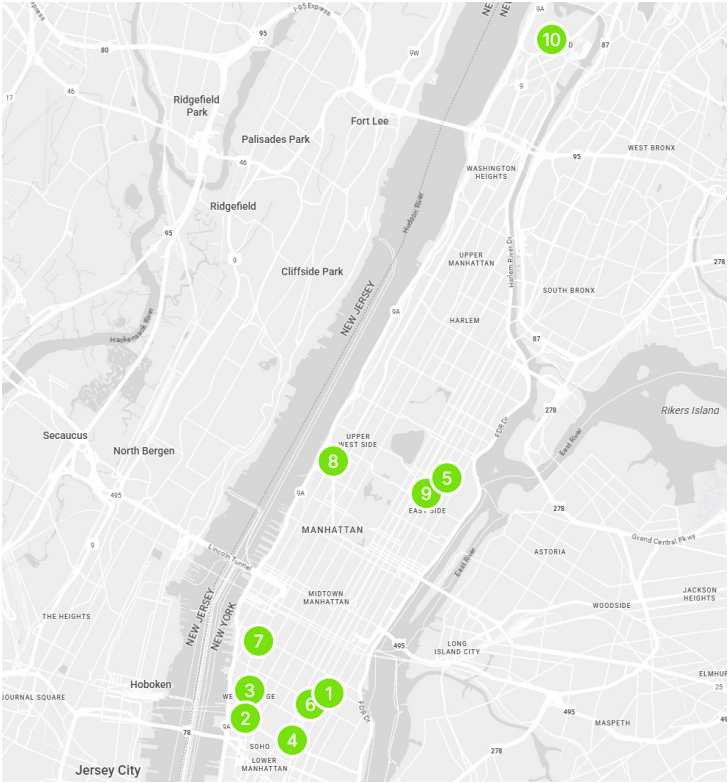
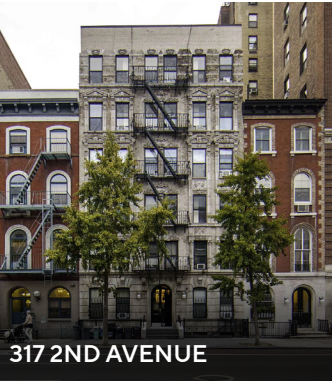
\$176.10M

\$ VOLUME SOLD

307

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	317 2nd Avenue	\$13,500,000	Gramercy Park	18	\$750,000	13,152	\$1,026
2	10 Saint Lukes Place	\$13,500,000	West Village	5	\$2,700,000	4,442	\$3,039
3	280 West 11th Street	\$13,500,000	West Village	5	\$2,700,000	8,000	\$1,687
4	17 Bleecker Street	\$12,000,000	NoHo	13	\$923,077	17,080	\$703
5	234-236 East 88th Street	\$10,400,000	Yorkville	33	\$315,152	17,110	\$608
6	139 East 13th Street	\$9,400,000	East Village	20	\$470,000	10,947	\$859
7	410 West 22nd Street	\$9,250,000	Chelsea - South	12	\$770,833	7,980	\$1,159
8	350 West End Avenue	\$7,976,000	Upper West Side	2	\$3,988,000	7,166	\$1,113
9	161 East 81st Street	\$7,300,000	Carnegie Hill	10	\$730,000	10,570	\$691
10	125 Seaman Avenue	\$6,300,000	Inwood	48	\$131,250	42,108	\$150



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MIXED-USE METRICS AND TOP TRANSACTIONS

39

TRANSACTIONS SOLD

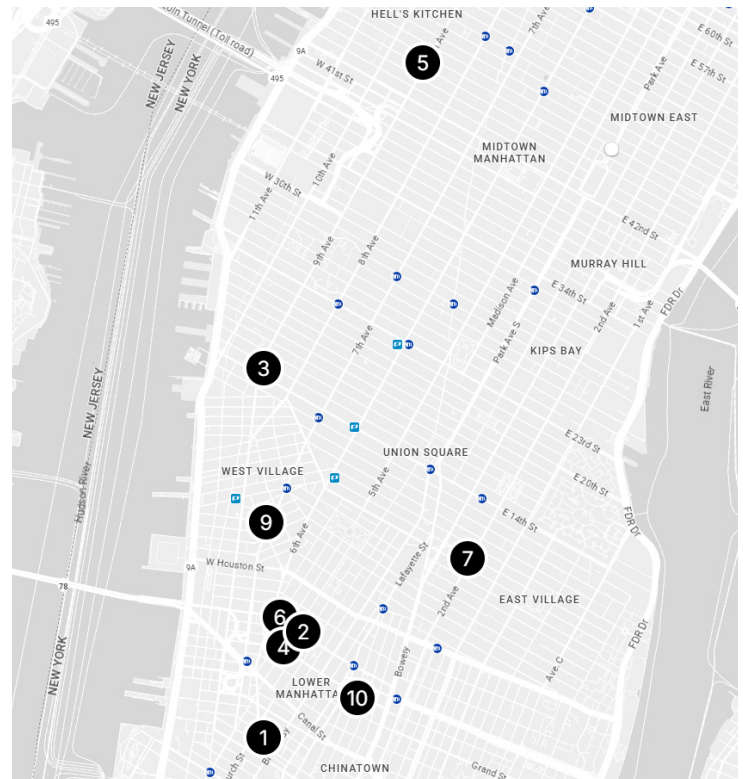
\$341.78M

\$ VOLUME SOLD

700

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	81 Franklin Street	\$30,000,000	TriBeCa	12	\$2,500,000	25,738	\$1,166
2	149 Spring Street	\$25,000,000	SoHo	8	\$3,125,000	18,409	\$1,358
3	58 9th Avenue	\$21,000,000	Chelsea - South	4	\$5,250,000	7,719	\$2,721
4	392 West Broadway	\$21,000,000	SoHo	5	\$4,200,000	16,900	\$1,243
5	643-647 9th Avenue	\$18,000,000	Clinton - Hell's Kitchen	26	\$692,308	21,894	\$822
6	75 Thompson Street	\$17,000,000	SoHo	23	\$739,130	13,416	\$1,267
7	141 2nd Avenue	\$15,500,000	East Village	22	\$704,545	17,200	\$901
8	4452 Broadway & 44 Fairview Avenue	\$15,275,000	Washington Heights	130	\$117,500	109,528	\$139
9	54 7th Avenue South	\$11,000,000	West Village	3	\$3,666,666	5,324	\$2,066
10	385 Broome Street	\$10,938,888	Little Italy	7	\$1,562,698	11,775	\$929



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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

11

TRANSACTIONS SOLD

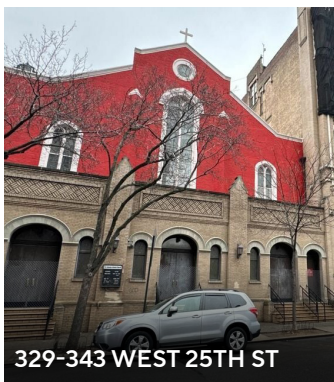
\$124.10M

\$ VOLUME SOLD

461,079

BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	329-343 West 25th Street	\$48,250,000	Chelsea - North	118955	\$406
2	550 West 25th Street	\$25,150,000	Chelsea - North	86625	\$300
3	10 West 17th Street	\$16,220,000	Flatiron District	41400	\$392
4	248 East 62nd Street	\$9,700,000	Lenox Hill	34000	\$285
5	11 East 115th Street	\$8,900,000	Harlem - East	68311	\$130
6	197 Henry Street	\$3,525,000	Lower East Side	7568	\$466
7	5099 Broadway	\$3,440,000	Inwood	29260	\$117
8	5073 Broadway	\$3,100,000	Inwood	28000	\$111
9	1994 Madison Avenue	\$2,200,000	Harlem - East	14000	\$157
10	91 East 111th Street	\$2,060,000	Harlem - East	14800	\$139



329-343 WEST 25TH ST



550 WEST 25TH STREET



10 WEST 17TH STREET



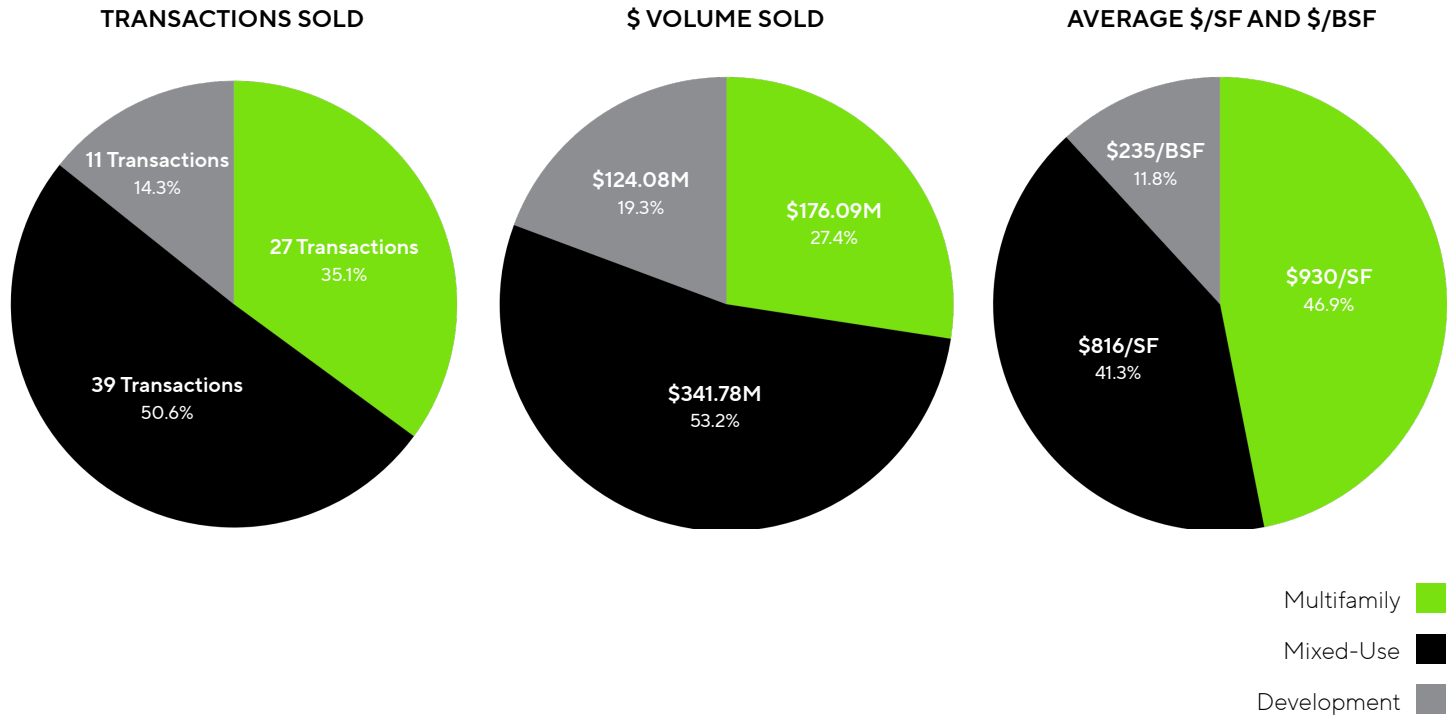
248 EAST 62ND STREET



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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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