

THE MANHATTAN MARKET REPORT

Q1 2026

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

IPRG

MANHATTAN

Q1 2026 MARKET REPORT

TRANSACTIONS SOLD

80

Total Transactions

0%

Total Transactions Q1 26 vs. Q1 25

\$ VOLUME SOLD

\$698.3M

Total Dollar Volume

↑4%

Total Dollar Volume Q1 26 vs. Q1 25

UNITS SOLD

1,308

Total Units

↑1%

Total Units Q1 26 vs. Q1 25

BUILDABLE SF SOLD

299,693

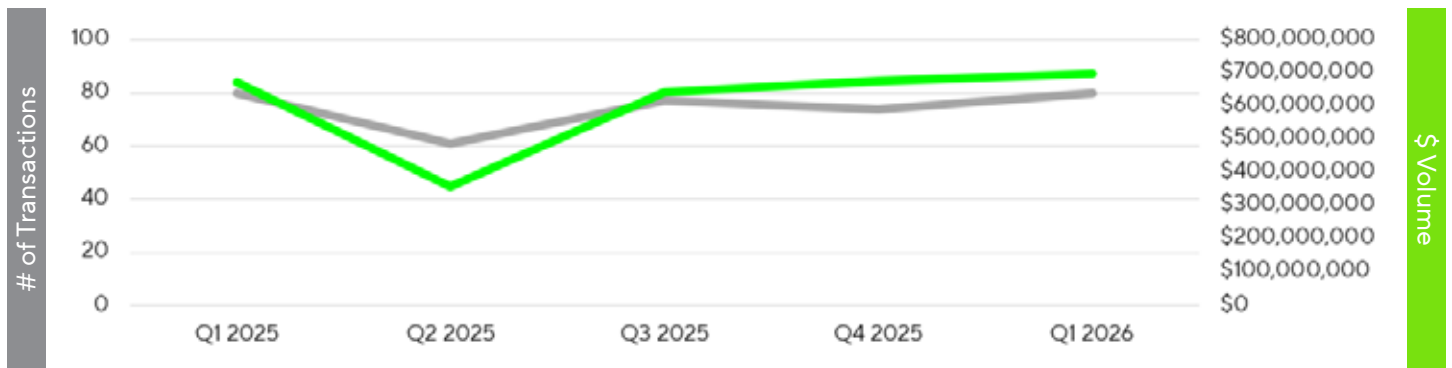
Total Buildable SF

↓24%

Total Buildable SF Q1 26 vs. Q1 25

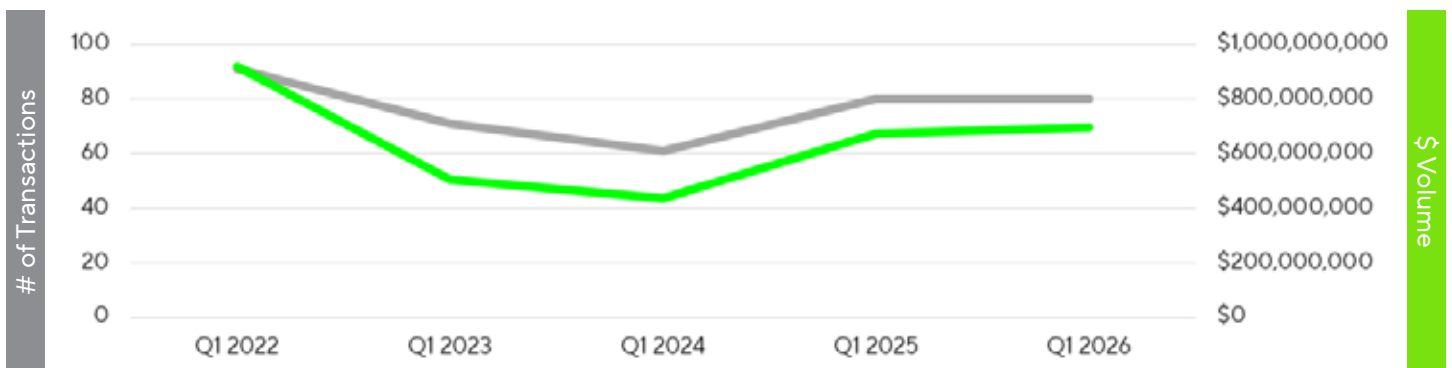
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Manhattan



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Manhattan



MANHATTAN

Q1 2026 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

30

TRANSACTIONS SOLD

\$229.5M

\$ VOLUME SOLD

689

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	45 White Street	\$32,000,000	TriBeCa	20	\$1,600,00	33,500	\$955
2	446-448 West 19th Street	\$25,750,000	Chelsea - South	50	\$515,000	26,200	\$982
3	1380 Riverside Drive	\$24,051,781	Washington Heights	138	\$174,288	142,600	\$169
4	684 Greenwich Street	\$15,800,000	West Village	6	\$2,633,333	6,908	\$2,287
5	23 West 12th Street	\$11,225,000	Greenwich Village	4	\$2,806,250	7,000	\$1,604
6	75 Charles Street	\$10,000,000	West Village	8	\$1,250,000	5,400	\$1,851
7	20 Bank Street	\$9,415,000	West Village	3	\$3,138,333	3,496	\$2,693
8	515 West 168th Street	\$9,250,000	Washington Heights	84	\$110,119	40,185	\$230
9	44 Perry Street	\$8,000,000	West Village	17	\$470,588	9,490	\$843
10	337 East 77th Street	\$8,000,000	Lenox Hill	8	\$1,000,000	8,390	\$954



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MIXED-USE METRICS AND TOP TRANSACTIONS

44
TRANSACTIONS SOLD

\$389.6M
\$ VOLUME SOLD

619
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	1057 Lexington Avenue	\$23,600,000	Lenox Hill	18	\$1,311,111	19,970	\$1,182
2	280 Mulberry Street	\$23,400,000	NoLIta	35	\$668,571	14,982	\$1,562
3	202-206 West 96th Street	\$22,500,000	Upper West Side	60	\$375,000	34,650	\$649
4	78 Morton Street	\$19,000,000	West Village	2	\$9,500,000	5,500	\$3,455
5	28 Bedford Street	\$18,750,000	Greenwich Village	33	\$568,182	18,024	\$1,040
6	159-161 Prince Street	\$18,000,000	SoHo	44	\$409,091	19,318	\$932
7	60-62 West 22nd Street & 684 6th Avenue	\$14,500,000	Flatiron District	9	\$1,611,111	11,871	\$1,221
8	969-971 1st Avenue	\$13,825,000	Sutton Place	28	\$493,750	22,749	\$607
9	430 Hudson Street	\$13,000,000	West Village	2	\$6,500,000	4,895	\$2,656
10	17 Prince Street	\$12,500,000	NoLIta	18	\$694,444	8,652	\$1,445



MANHATTAN

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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

6

TRANSACTIONS SOLD

\$76.1M

\$ VOLUME SOLD

299,693

BUILDABLE SF SOLD

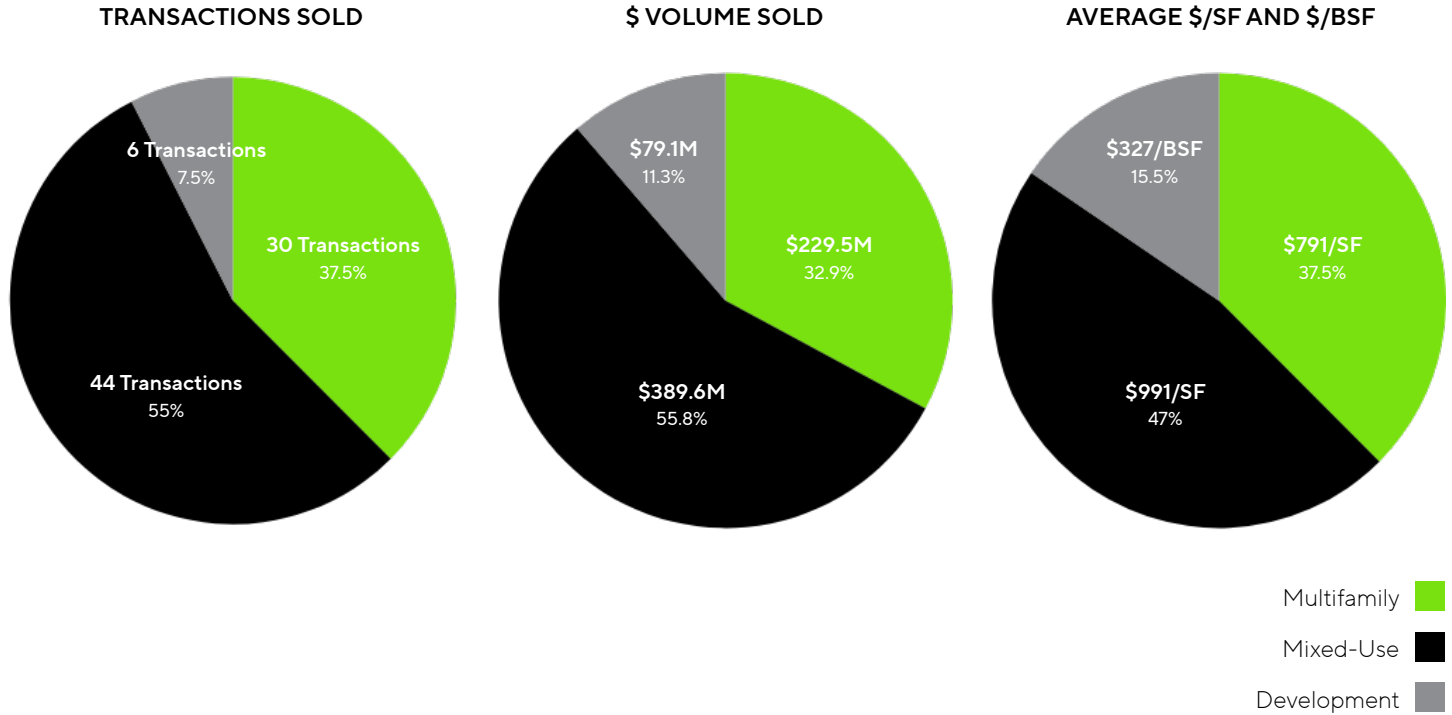
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	539 West 54th Street	\$30,000,000	Clinton - Hell's Kitchen	94,063	\$319
2	254 West 35th Street	\$26,219,000	Garment District	111,375	\$235
3	316-318 East 77th Street	\$9,400,000	Lenox Hill	19,000	\$464
4	15 West 74th Street	\$6,500,000	Upper West Side	8,976	\$724
5	2365-2367 2nd Avenue, 01786-0022, 23	\$5,700,000	Harlem - East	54,765	\$104
6	27 West 124th Street	\$1,339,325	Harlem	11,514	\$116



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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

MIDTOWN, UES & UWS TEAM

Adam Lobel
Zachary Ziskin
Justin Zeitchik
Natanel (Nate) Rahmani





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**ADAM
LOBEL**

718.360.8815
adam@iprg.com

**ZACHARY
ZISKIN**

718.360.0969
zachary@iprg.com

**JUSTIN
ZEITCHIK**

212.540.7423
justin@iprg.com

**ROBERT
RAPPA**

718.360.8704
rrappa@iprg.com

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