

THE MANHATTAN

Q3 2026

MARKET REPORT

REPORT CRITERIA

Multifamily, Mixed-Use and Development

Transactions \$1,000,000 - \$50,000,000

July 1, 2026 - September 30, 2026

IPRG

MANHATTAN

Q3 2026 MARKET REPORT

TRANSACTIONS SOLD

81

Total Transactions

↓ 21%

Total Transactions
Q3 2026 vs. Q3 2025

\$ VOLUME SOLD

\$921.62M

Total Dollar Volume

↓ 20%

Total Dollar Volume
Q3 2026 vs. Q3 2025

UNITS SOLD

1,658

Total Units

↑ 34%

Total Units
Q3 2026 vs. Q3 2025

BUILDABLE SF SOLD

287,831

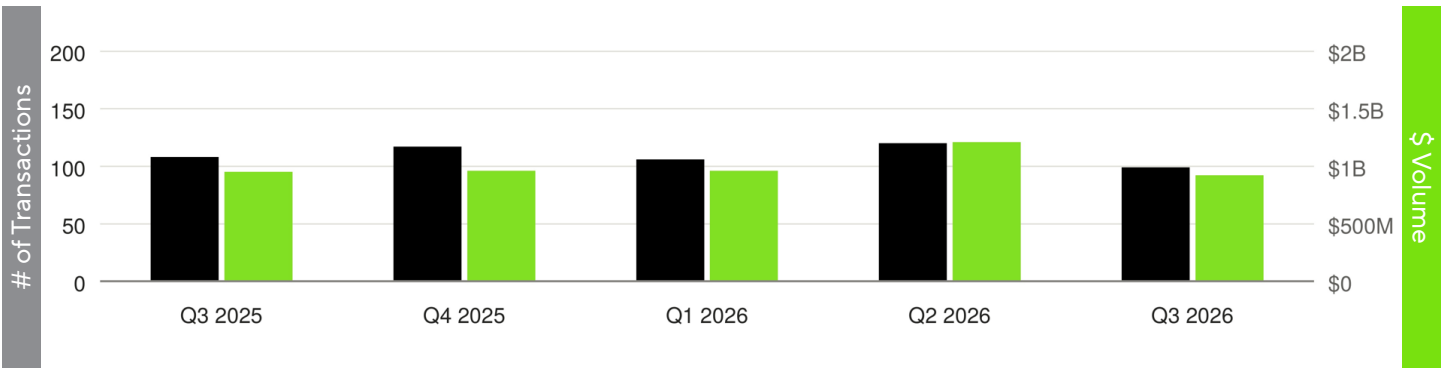
Total Buildable SF

↓ 57%

Total Buildable SF
Q3 2026 vs. Q3 2025

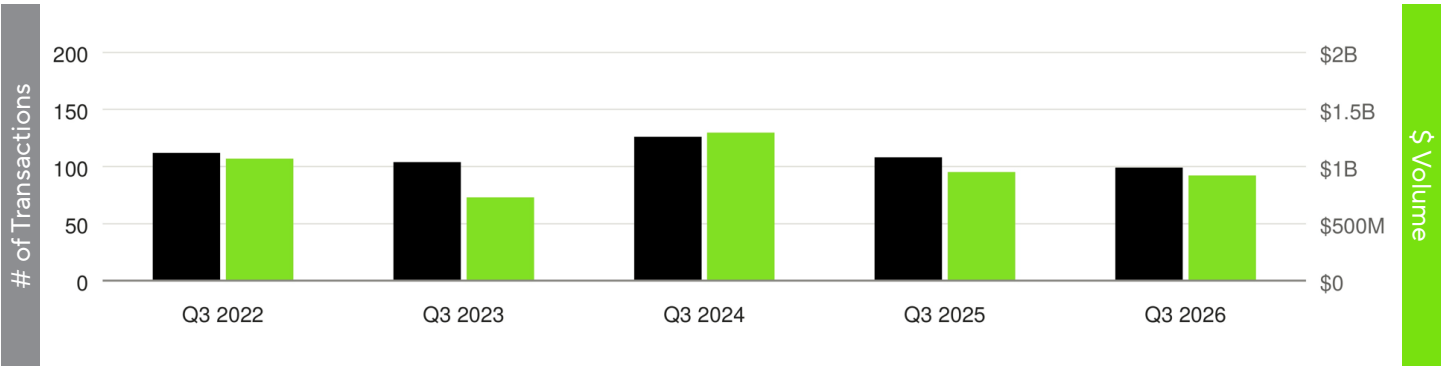
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Manhattan



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Manhattan



MANHATTAN

Q3 2026 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

39

TRANSACTIONS SOLD

\$252.12M

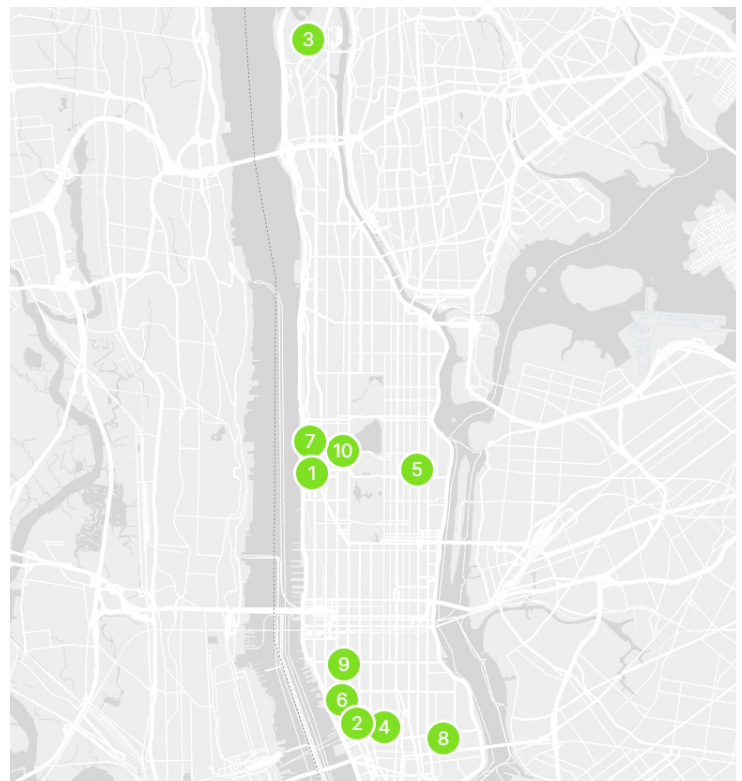
\$ VOLUME SOLD

912

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	310 West 80th Street	\$24,750,000	Upper West Side	36	\$687,500	22,728	\$1,089
2	277 West 11th Street	\$18,700,000	West Village	36	\$519,444	22,686	\$824
3	10-30 Park Terrace E. & 145 Seaman Ave	\$17,625,000	Inwood	169	\$104,290	169,161	\$104
4	116-118 Macdougall Street	\$13,950,000	Greenwich Village	38	\$367,105	19,730	\$707
5	243 East 81st Street	\$13,800,000	Yorkville	44	\$313,636	25,775	\$535
6	50 Horatio Street	\$13,300,000	West Village	23	\$665,000	12,657	\$1,051
7	4 West 90th St & 323 West 89th St	\$11,200,000	Upper West Side	20	\$560,000	14,874	\$753
8	168 Suffolk Street	\$9,800,000	Lower East Side	10	\$980,000	10,050	\$975
9	317-319 West 22nd Street	\$9,100,000	Chelsea - South	39	\$233,333	12,820	\$710
10	40-42 West 87th Street	\$9,000,000	Upper West Side	20	\$450,000	14,500	\$621

*Select sales above



MANHATTAN

Q3 2026 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

33

TRANSACTIONS SOLD

\$273.98M

\$ VOLUME SOLD

504

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	500 Columbus Avenue	\$28,000,000	Upper West Side	15	\$1,866,667	35,258	\$794
2	224 Centre Street	\$28,000,000	SoHo	10	\$2,800,000	44,034	\$636
3	31-33 Great Jones Street	\$21,000,000	NoHo	13	\$1,615,385	42,000	\$500
4	312 Bowery	\$16,650,000	NoHo	23	\$723,913	22,479	\$741
5	143 Ludlow Street	\$16,388,000	Lower East Side	25	\$655,520	13,650	\$1,201
6	9 Great Jones Street	\$15,250,000	NoHo	6	\$2,541,667	16,660	\$915
7	212 8th Avenue	\$10,300,000	Chelsea - South	18	\$572,222	9,891	\$1,041
8	1361-1363 1st Avenue	\$9,500,000	Lenox Hill	16	\$593,750	14,200	\$669
9	73 Warren Street	\$9,400,000	TriBeCa	6	\$1,556,666	10,500	\$895
10	1670 York Avenue	\$8,150,000	Yorkville	35	\$232,857	17,540	\$465

*Select sales above



MANHATTAN

Q3 2026 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

6

TRANSACTIONS SOLD

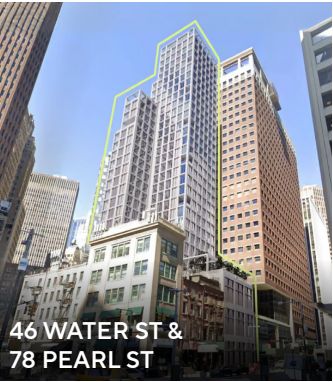
\$117.30M

\$ VOLUME SOLD

287,831

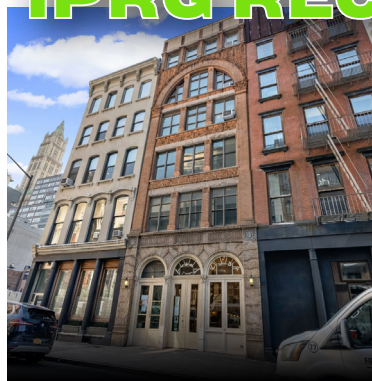
BUILDABLE SF SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	46 Water Street & 78 Pearl Street	\$35,000,000	Financial District	104,400	\$335
2	10 East 30th Street	\$33,500,000	NoMad	71,680	\$467
3	538-542 West 29th Street	\$33,500,000	Chelsea - North	73,997	\$453
4	233 Mott Street	\$7,575,000	NoLiTa	15,050	\$503
5	212 Bowery	\$5,975,000	NoLiTa	14,964	\$399
6	671 West 187th Street	\$1,750,000	Washington Heights	7,740	\$226



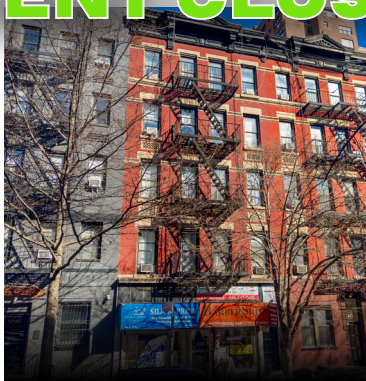
WE DON'T JUST REPORT THE MARKET. WE CREATE IT.

IPRG RECENT CLOSINGS



73 WARREN STREET

TRIBECA, MANHATTAN
JULY 2026



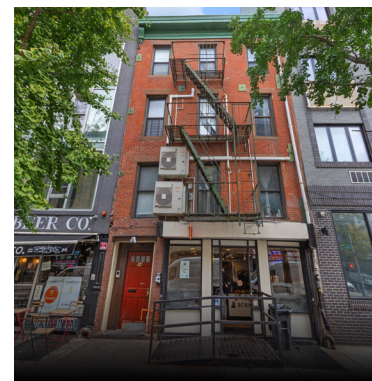
445 EAST 78TH STREET

UPPER EAST SIDE, MANHATTAN
JUNE 2026



132 WEST BROADWAY

TRIBECA, MANHATTAN
MAY 2026



94 AVENUE C

EAST VILLAGE, MANHATTAN
APRIL 2026

CLOSED

\$9,400,000
SALE PRICE

DEAL STORY

73 WARREN STREET TRIBECA, MANHATTAN

IPRG facilitated the sale of 73 Warren Street, a trophy loft-style mixed-use building in the heart of Tribeca. The 10,500-square-foot property consists of five full-floor residential lofts above ground-floor commercial space occupied by Ol'Days Farm to Table.

The property was acquired by Lockhill Properties, which plans to renovate the residential portion of the building. Lockhill has been an active investor in Manhattan over the past year, with recent acquisitions including 21 East 7th Street and 47 Jane Street.

The transaction marks IPRG's third sale in Tribeca over the past year. With its limited inventory, historic architecture, and strong demand from investors and owner-users alike, Tribeca continues to be one of Manhattan's most sought-after real estate markets.

IPRG RETAIL LEASING

Q3 2026

20

LEASES
CLOSED

35,000+

SQUARE FEET
LEASED

LOCAL EXPERTISE.
PROVEN RESULTS.

IPRG Retail Leasing delivers strategic leasing solutions for landlords and tenants across all neighborhoods. Focused on middle-market, the team combines targeted marketing, creative positioning, and deep market relationships to maximize exposure, attract qualified users, and secure successful lease transactions.

IPRG FEATURED LEASES



\$240/ft. -1,200 sf

4 BLEECKER STREET

SOHO, MANHATTAN
TENANT: MELLOW BAR NAILS



\$240/ft. -2,500 sf

470 PARK AVENUE

MIDTOWN, MANHATTAN
TENANT: D PORTHULT



\$150/ft. -2,000 sf

639 TENTH AVENUE

HELL'S KITCHEN, MANHATTAN
TENANT: BEER AUTHORITY



\$120/ft. -2,900 sf

151 EAST 57TH STREET

MIDTOWN EAST, MANHATTAN
TENANT: VIN VIN USA



\$100/ft. -1,000 sf

495 NINTH AVENUE

MIDTOWN WEST, MANHATTAN
TENANT: SADDAM'S SNACKS



\$100/ft. -2,500 sf

452 WEST 45TH STREET

HELL'S KITCHEN, MANHATTAN
TENANT: HYBRID AUTO NYC



\$80/ft. -900 sf

343A TOMPKINS AVENUE

BEDFORD-STUYVESANT, BROOKLYN
TENANT: MONRO LLC



\$25/ft. -10,881 sf

850 THIRD AVENUE

GREENWOOD HEIGHTS, BROOKLYN
TENANT: ALLIANCE 1 HEALTH

THE MANHATTAN

MARKET REPORT

Q3 2026

ADAM LOBEL

FOUNDING PARTNER
718.360.8815
adam@iprg.com

ZACHARY ZISKIN

PARTNER
718.360.0969
zachary@iprg.com

JUSTIN ZEITCHIK

PARTNER
212.540.7423
justin@iprg.com

ROBERT RAPPA

SENIOR DIRECTOR
718.360.8704
rrappa@iprg.com

CHRISTIAN INGENITO

ASSOCIATE
718.416.6132
cingenito@iprg.com

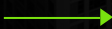
NATE RAHMANI

ASSOCIATE
718.416.6139
nrahmani@iprg.com

BEN BIBERAJ

PRESIDENT OF RETAIL LEASING
917.694.6831
ben@iprg.com

See Our
Other Reports

More Info 



Investment
Opportunities

More Info 



IPRG

718.360.8801
www.IPRG.com