



DOWNTOWN MANHATTAN MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q3 2022 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$42.17M

\$ VOLUME SOLD

63

UNITS SOLD



326-328 EAST 4TH ST



73 WEST WASHINGTON PL



112 EAST 10TH ST



229 WEST 20TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	326-328 East 4th Street	\$16,800,000	East Village	20
2	73 West Washington Place	\$8,000,000	Greenwich Village	3
3	112 East 10th Street	\$6,990,000	East Village	4
4	229 West 20th Street	\$5,797,550	Chelsea	15
5	251-253 East Broadway	\$4,583,000	Lower East Side	21

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2022 - September 30, 2022**

Zip Codes: 10002, 10003, 10004, 10005, 10006, 10007, 10009, 10010, 10011, 10012, 10013, 10014, 10038, 10280, 10282

Neighborhoods: 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

DOWNTOWN MANHATTAN

Q3 2022 MIXED-USE METRICS

11

TRANSACTIONS SOLD

\$179.65M

\$ VOLUME SOLD

229

UNITS SOLD



301 WEST 22ND ST



209-213 8TH AVE



163-167 1ST AVE



203 SPRING ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	301 West 22nd Street	\$38,159,055	Chelsea	50
2	209-213 8th Avenue	\$25,893,395	Chelsea	40
3	163-167 1st Avenue	\$25,500,000	East Village	25
4	203 Spring Street	\$20,000,000	SoHo	20
5	81-83 Saint Marks Place	\$18,500,000	East Village	31
6	186 Bleecker Street	\$14,500,000	Greenwich Village	16
7	106 Norfolk Street	\$14,000,000	Lower East Side	30
8	19 Prince Street	\$8,500,000	NoLiTa	4
9	82 2nd Avenue	\$7,500,000	East Village	6
10	255 West 18th Street	\$4,100,000	Chelsea	4
11	110 Avenue C	\$2,999,999	East Village	3

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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DOWNTOWN MANHATTAN Q3 2022 DEVELOPMENT SITE METRICS

1

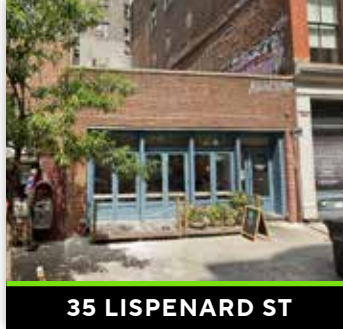
TRANSACTIONS SOLD

\$3.30M

\$ VOLUME SOLD

6,625

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	35 Lispenard Street	\$3,300,000	TriBeCa	6,625

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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DOWNTOWN MANHATTAN

Q3 2022 RETAIL & OFFICE METRICS

5

TRANSACTIONS SOLD

\$62.80M

\$ VOLUME SOLD

16

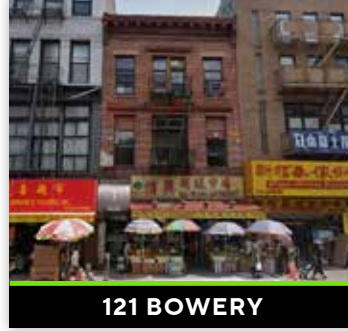
UNITS SOLD



174 MOTT ST



97 BOWERY



121 BOWERY



86 ELIZABETH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	174 Mott Street	\$41,000,000	NoLiTa	8
2	97 Bowery	\$6,800,000	Chinatown	2
3	121 Bowery	\$5,150,000	Chinatown	3
4	86 Elizabeth Street	\$5,100,000	Chinatown	1
5	153 East Houston Street	\$4,750,000	Lower East Side	2

Retail & Office Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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Q3 2022 COMPLETE MARKET METRICS

22

TRANSACTIONS SOLD
-24% YoY

\$287.92M

\$ VOLUME SOLD
+3% YoY

308

UNITS SOLD
-25% YoY

6,625

BUILDABLE SF SOLD
-80% YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	RETAIL & OFFICE
\$/SF	\$980 -29% YoY	\$1,198 +37% YoY	\$498 -8% YoY	\$852 -46% YoY
\$/UNIT	\$1,171,782 -49% YoY	\$981,837 +3% YoY	N/A	\$3,543,333 +94% YoY

*Development Site / Buildable Square Footage

DOWNTOWN MANHATTAN

Q3 2022 MARKET MAP



MULTIFAMILY

- 1 326-328 East 4th Street
- 2 73 West Washington Place
- 3 112 East 10th Street
- 4 229 West 20th Street
- 5 251-253 East Broadway

MIXED USE

- 6 301 West 22nd Street
- 7 209-213 8th Avenue
- 8 163-167 1st Avenue
- 9 203 Spring Street
- 10 81-83 Saint Marks Place
- 11 186 Bleeker Street
- 12 106 Norfolk Street
- 13 19 Prince Street
- 14 82 2nd Avenue
- 15 255 West 18th Street
- 16 110 Avenue C

DEVELOPMENT SITES

- 17 35 Lispenard Street

RETAIL & OFFICE

- 18 174 Mott Street
- 19 97 Bowery
- 20 121 Bowery
- 21 86 Elizabeth Street
- 22 153 East Houston Street



CONTACT THE **DOWNTOWN MANHATTAN** TEAM FOR MORE INFORMATION

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES