



DOWNTOWN MANHATTAN MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN JULY 2023 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$89.08M

\$ VOLUME SOLD

123

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	15 South William Street	\$15,100,000	Financial District	Mixed Use	10
2	67 Murray Street	\$13,000,000	TriBeCa	Mixed Use	7
3	5 Spring Street	\$10,000,000	NoLIta	Mixed Use	17
4	332 Bowery	\$8,750,000	NoHo	Mixed Use	6
5	17th Avenue South	\$7,950,000	Greenwich Village	Mixed Use	5
6	270 Bleecker Street	\$7,185,800	Greenwich Village	Mixed Use	5
7	157 Rivington Street	\$6,800,000	Lower East Side	Mixed Use	20
8	359 West 20th Street	\$5,500,000	Chelsea	Multi-Family	5
9	13 Avenue B	\$4,300,000	East Village	Mixed Use	6
10	543 East 6th Street	\$3,250,000	East Village	Multi-Family	8

SELECT SALES ACTIVITY ABOVE



15 SOUTH WILLIAM ST



67 MURRAY ST



5 SPRING ST



332 BOWERY

DOWNTOWN MANHATTAN

JULY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - JULY 31, 2023

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

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

MONTH OVER MONTH

COMPARED TO JUNE 2023

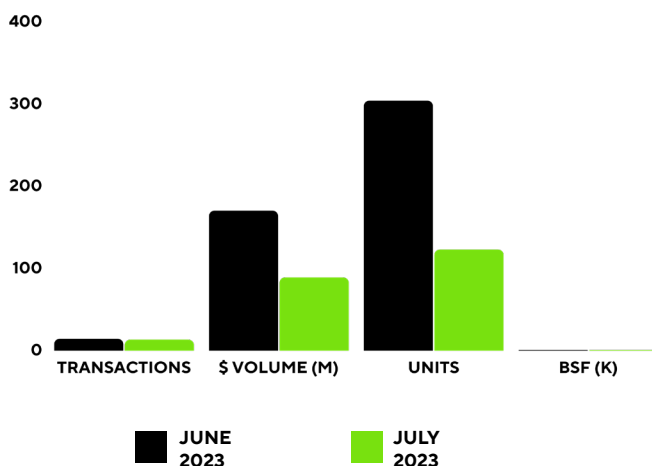
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	14	\$170,416,063	304	0
JULY 2023	13	\$89,085,838	123	0
% of CHANGE	↓ -7% MoM	↓ -48% MoM	↓ -60% MoM	↓ % MoM

YEAR OVER YEAR

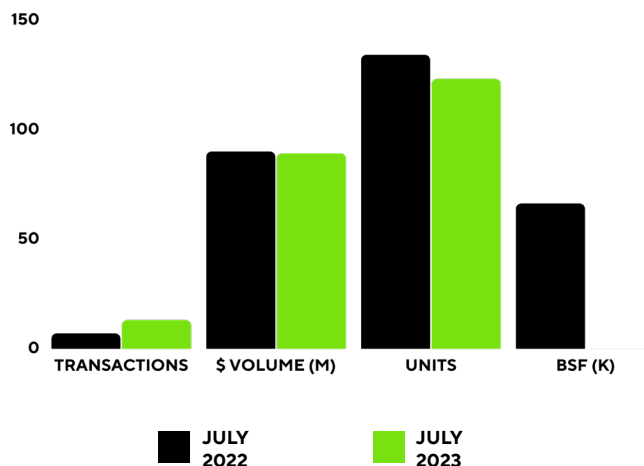
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	7	\$89,983,000	134	6,625
JULY 2023	13	\$89,085,838	123	0
% of CHANGE	↑ 86% YoY	↓ -1% YoY	↓ -8% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

ADAM LOBEL
718.360.8815

ZACHARY ZISKIN
718.360.0969

JUSTIN ZEITCHIK
718.360.8827

BEN CIRELLA
718.360.4941

IPRG

DOWNTOWN MANHATTAN JULY 2023 REPORT

THE DOWNTOWN MANHATTAN TEAM

**ADAM
LOBEL**
718.360.8815
adam@iprg.com

**ZACHARY
ZISKIN**
718.360.0969
zziskin@iprg.com

**JUSTIN
ZEITCHIK**
718.360.8827
jzeitichik@iprg.com

**BEN
CIRELLA**
718.360.4941
bcirella@iprg.com