



DOWNTOWN MANHATTAN MARKET REPORT

AUGUST 2023

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN AUGUST 2023 COMPLETE MARKET METRICS

3

TRANSACTIONS SOLD

\$18.77M

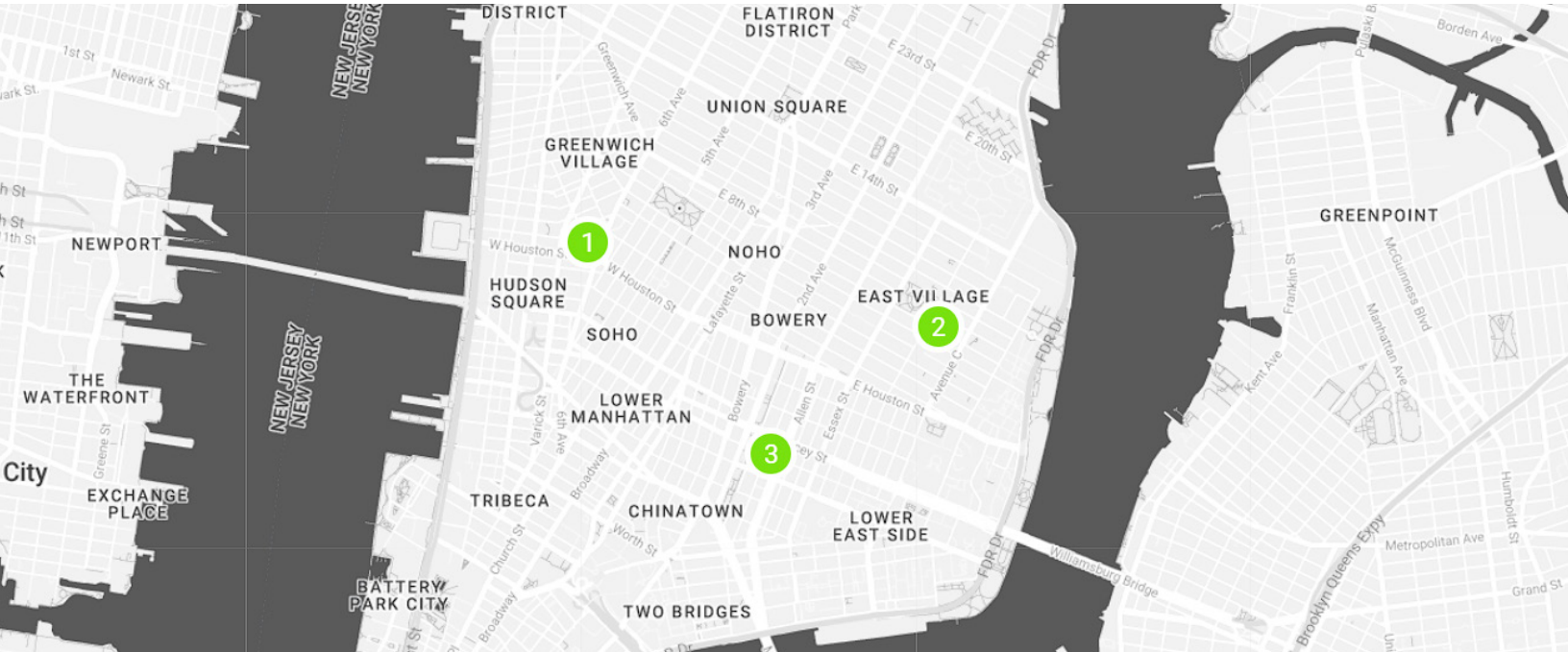
\$ VOLUME SOLD

37

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	14 Bedford Street	\$13,500,000	14 Bedford Street	Mixed Use	23
2	191 East 7th Street	\$2,725,000	191 East 7th Street	Multi-Family	5
3	286 Broome Street	\$2,550,000	286 Broome Street	Multi-Family	9



14 BEDFORD ST



191 EAST 7TH ST



286 BROOME ST

DOWNTOWN MANHATTAN

AUGUST 2023 MARKET ANALYSIS

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

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

Neighborhoods: Greenwich Village, East Village, Lower East Side

MONTH OVER MONTH

COMPARED TO JULY 2023

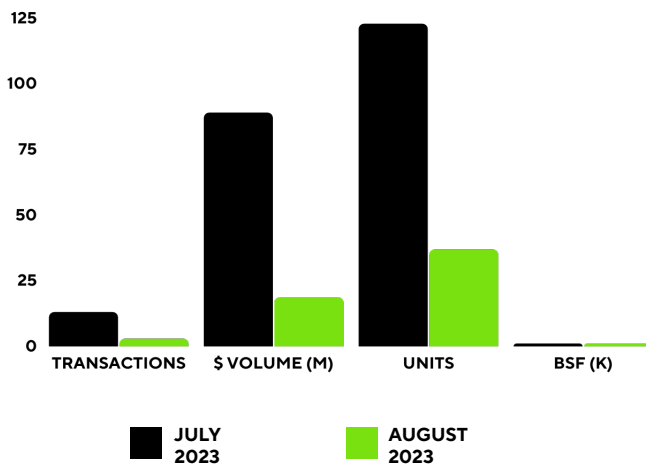
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	13	\$89,085,838	123	0
AUGUST 2023	3	\$18,775,000	37	0
% of CHANGE	↓ -77% MoM	↓ -79% MoM	↓ -70% MoM	0% MoM

YEAR OVER YEAR

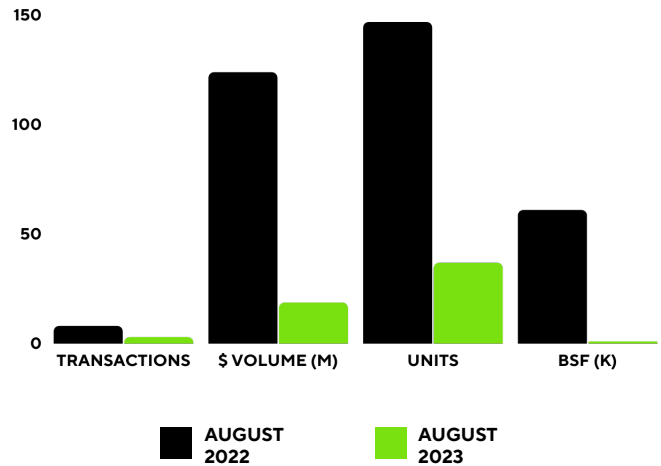
COMPARED TO AUGUST 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2022	8	\$124,100,000	147	61,574
AUGUST 2023	3	\$18,775,000	37	0
% of CHANGE	↓ -63% YoY	↓ -85% YoY	↓ -75% YoY	↓ -100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

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DOWNTOWN MANHATTAN AUGUST 2023 REPORT

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