



DOWNTOWN MANHATTAN MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN JANUARY 2024 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$127.13M

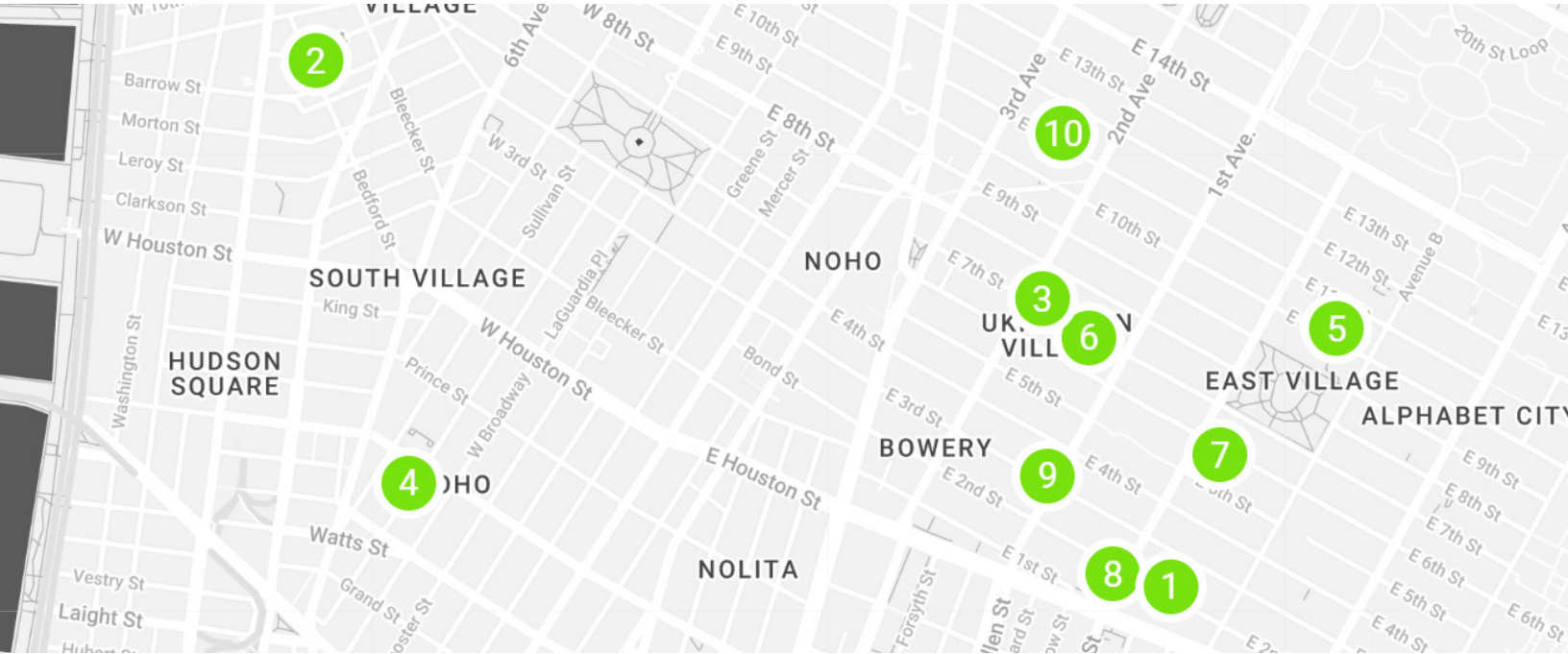
\$ VOLUME SOLD

378

UNITS SOLD

15,600

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	170-174 East 2nd Street	\$21,990,000	East Village	Mixed Use	49
2	90 Bedford Street	\$18,250,000	West Village	Mixed Use	23
3	118 2nd Avenue	\$14,450,000	East Village	Mixed Use	24
4	75 Thompson Street	\$10,000,000	SoHo	Mixed Use	23
5	325 East 10th Street	\$9,620,000	East Village	Multi-Family	18
6	72-74 East 7th Street	\$7,608,520	East Village	Mixed Use	47
7	506 East 6th Street	\$5,100,000	East Village	Multi-Family	14
8	23 Avenue A	\$5,080,000	East Village	Mixed Use	7
9	99 East 3rd Street	\$4,824,832	East Village	Mixed Use	5
10	229 East 11th Street	\$4,619,171	East Village	Mixed Use	26

SELECT SALES ACTIVITY ABOVE



170-174 EAST 2ND ST



90 BEDFORD ST



118 2ND AVE



75 THOMPSON ST

DOWNTOWN MANHATTAN

JANUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - JANUARY 31, 2024

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 DECEMBER 2023

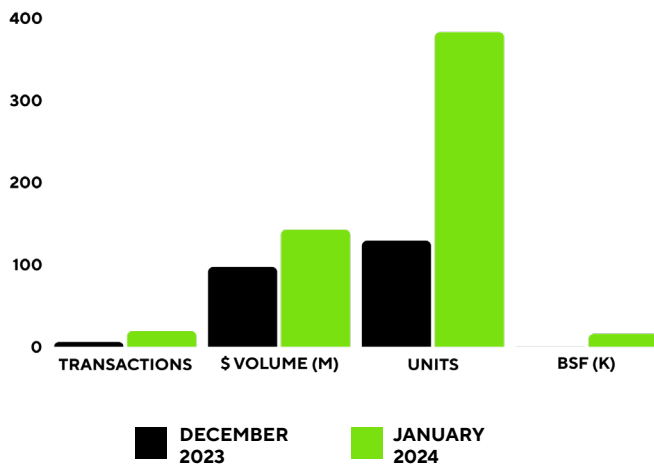
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	6	\$97,126,077	129	0
JANUARY 2024	19	\$142,484,831	383	15,600
% of CHANGE	↑ +217% MoM	↑ +47% MoM	↑ +197% MoM	↑ +100% MoM

YEAR OVER YEAR

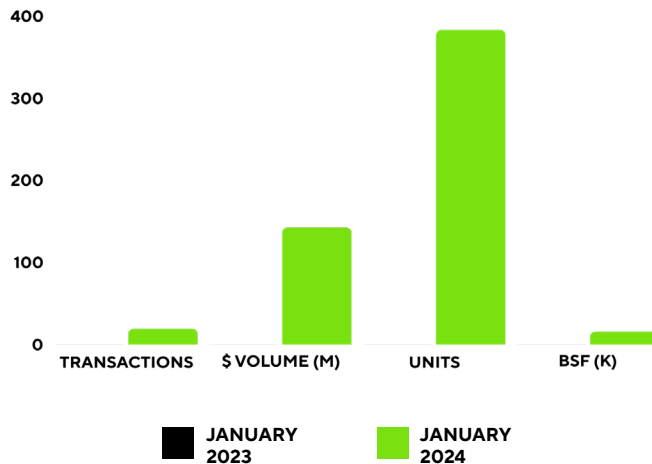
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	0	\$0	0	0
JANUARY 2024	19	\$142,484,831	383	15,600
% of CHANGE	↑ +100% YoY	↑ +100% YoY	↑ +100% 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

IPRG

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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

718.360.8801

www.IPRG.com