



DOWNTOWN MANHATTAN MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN APRIL 2024 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$73.64M

\$ VOLUME SOLD

169

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	194 East 2nd Street	\$43,000,000	East Village	Mixed Use	64
2	40 Horatio Street	\$12,000,000	West Village	Multi-Family	40
3	23 East 9th Street	\$5,000,000	Greenwich Village	Mixed Use	6
4	177 Chrystie Street	\$4,500,000	Lower East Side	Mixed Use	21
5	104 Bayard Street	\$3,500,000	Chinatown	Mixed Use	15
6	430 East 13th Street	\$3,365,000	East Village	Multi-Family	15
7	18 Bedford Street	\$2,280,000	Greenwich Village	Multi-Family	8



194 EAST 2ND ST



40 HORATIO ST



23 EAST 9TH ST



177 CHRYSTIE ST

DOWNTOWN MANHATTAN

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 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 MARCH 2024

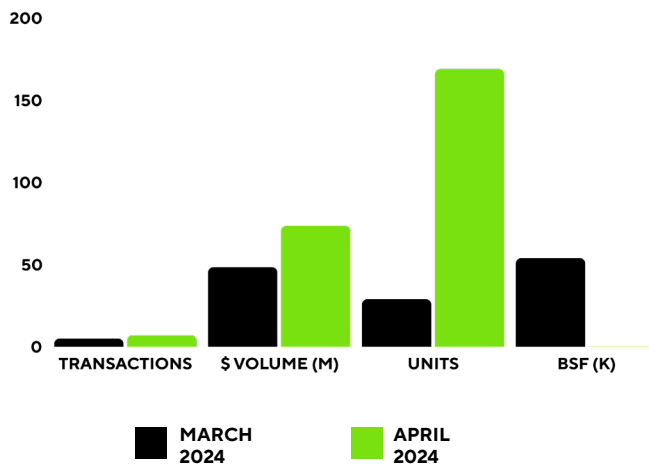
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	5	\$48,467,750	29	54,240
APRIL 2024	7	\$73,645,000	169	0
% of CHANGE	↑ +40% MoM	↑ +52% MoM	↑ +483% MoM	↓ -100% MoM

YEAR OVER YEAR

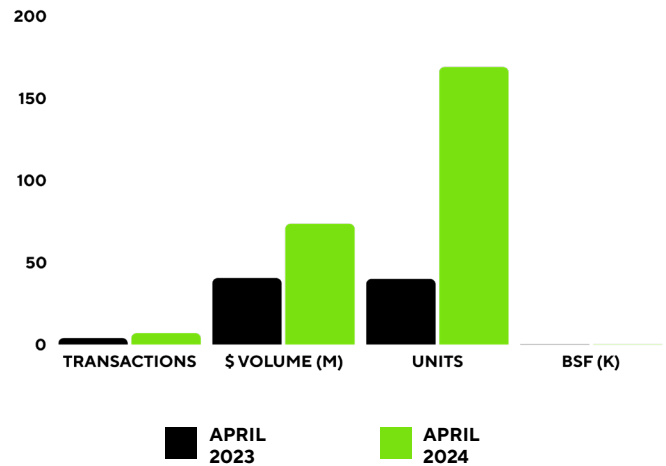
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	4	\$40,500,000	40	0
APRIL 2024	7	\$73,645,000	169	0
% of CHANGE	↑ +75% YoY	↑ +82% YoY	↑ +323% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

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DOWNTOWN MANHATTAN APRIL 2024 REPORT

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