



DOWNTOWN MANHATTAN MARKET REPORT

MAY 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN MAY 2024 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$115.03M

\$ VOLUME SOLD

254

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	105-109 1st Avenue	\$38,000,000	East Village	Multi-Family	104
2	210 West 10th Street	\$19,167,500	West Village	Mixed Use	41
3	41 White Street	\$14,000,000	TriBeCa	Mixed Use	8
4	228 West 10th Street	\$8,050,000	West Village	Mixed Use	7
5	60 2nd Avenue	\$6,500,000	East Village	Mixed Use	26
6	234 East 7th Street	\$5,615,000	East Village	Multi-Family	20
7	266 3rd Avenue	\$5,300,000	Gramercy Park	Mixed Use	8
8	216 East 6th Street	\$5,000,000	East Village	Mixed Use	10
9	404 West 22nd Street	\$4,500,000	Chelsea	Multi-Family	5
10	58 Mott Street	\$3,350,000	Chinatown	Mixed Use	7

SELECT SALES ACTIVITY ABOVE



105-109 1ST AVE



210 WEST 10TH ST



41 WHITE ST



228 WEST 10TH ST

DOWNTOWN MANHATTAN

MAY 2024 MARKET ANALYSIS

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

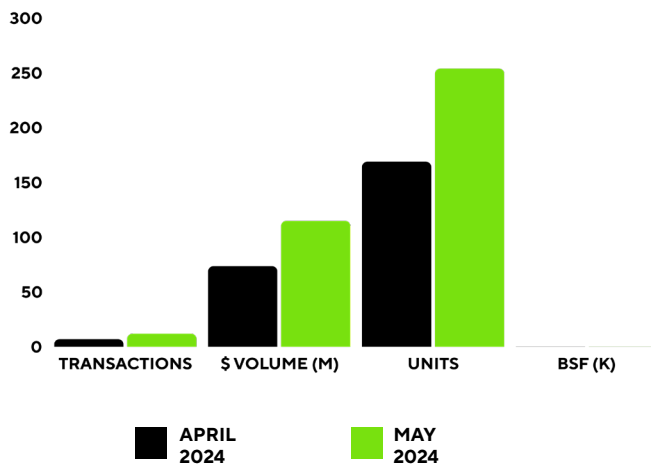
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2024	7	\$73,645,000	169	0
MAY 2024	12	\$115,032,500	254	0
% of CHANGE	↑ +71% MoM	↑ +56% MoM	↑ +50% MoM	N/A MoM

YEAR OVER YEAR

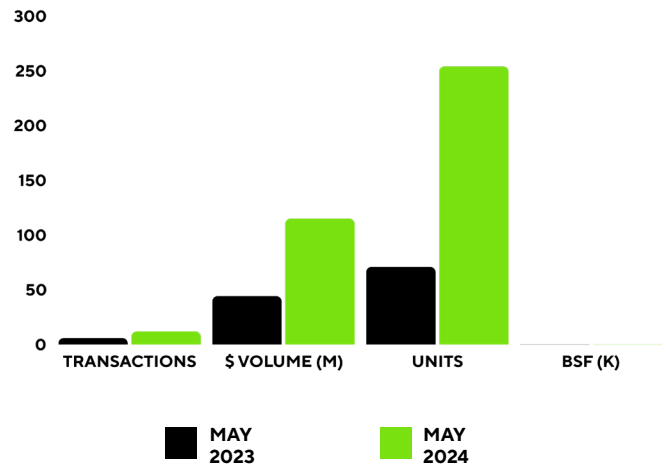
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2023	6	\$44,289,000	71	0
MAY 2024	12	\$115,032,500	254	0
% of CHANGE	↑ +100% YoY	↑ +160% YoY	↑ +258% YoY	N/A YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

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IPRG

DOWNTOWN MANHATTAN MAY 2024 REPORT

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