



DOWNTOWN MANHATTAN MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN Q2 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$68.21M

\$ VOLUME SOLD

204

UNITS SOLD



40 HORATIO ST



430 EAST 13TH ST



18 BEDFORD ST



105-109 1ST AVE, 425, 543 EAST 6TH ST, 110 EAST 1ST ST, 58-62 2ND AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	40 Horatio Street	\$12,000,000	West Village	40
2	430 East 13th Street	\$3,365,000	East Village	15
3	18 Bedford Street	\$2,280,000	Greenwich Village	8
4	105-109 1st Avenue	\$38,000,000	East Village	104
5	234 East 7th Street	\$5,615,000	East Village	20
6	404 West 22nd Street	\$4,500,000	Chelsea	5
7	14-16 Gay Street	\$2,450,000	Greenwich Village	12

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 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

DOWNTOWN MANHATTAN

Q2 MIXED-USE METRICS

17

TRANSACTIONS SOLD

\$171.317M

\$ VOLUME SOLD

364

UNITS SOLD



194 EAST 2ND ST



23 EAST 9TH ST



177 CHRYSTIE ST



104 BAYARD ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	194 East 2nd Street	\$43,000,000	East Village	64
2	23 East 9th Street	\$5,000,000	Greenwich Village	6
3	177 Chrystie Street	\$4,500,000	Lower East Side	21
4	104 Bayard Street	\$3,500,000	Chinatown	15
5	210 West 10th Street	\$19,167,500	West Village	41
6	41 White Street	\$14,000,000	TriBeCa	8
7	228 West 10th Street	\$8,050,000	West Village	7
8	60 2nd Avenue	\$6,500,000	East Village	26
9	266 3rd Avenue	\$5,300,000	Gramercy Park	8
10	216 East 6th Street	\$5,000,000	East Village	10
11	58 Mott Street	\$3,350,000	Chinatown	7
12	127-129 Second Avenue & 36 Saint Marks Place	\$29,000,000	East Village	75
13	1 Lispenard Street & 5 Lispenard Street	\$7,900,000	TriBeCa	7
14	119 Elizabeth Street	\$6,700,000	NoLiTa	44
15	321-325 Church Street	\$6,500,000	TriBeCa	8
16	10 Mott Street	\$2,400,000	Chinatown	4
17	45 Crosby Street	\$1,450,000	SoHo	13

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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Q2 2024 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD
+9% YoY

\$239.52M

\$ VOLUME SOLD
+8% YoY

568

UNITS SOLD
+44% YoY

0

BUILDABLE SF SOLD
N/A YoY

PRICE ANALYSIS BY TERRITORY

DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$742 -19% YoY	\$704 -25% YoY	N/A 0% YoY
\$/UNIT	\$365,662 -48% YoY	\$503,867 -46% YoY	

DOWNTOWN MANHATTAN

Q2 2024 MARKET MAP



MULTIFAMILY

- 1 40 Horatio Street
- 2 430 East 13th Street
- 3 18 Bedford Street
- 4 105-109 1st Avenue
- 5 234 East 7th Street
- 6 404 West 22nd Street
- 7 14-16 Gay Street

MIXED USE

- 8 194 East 2nd Street
- 9 23 East 9th Street
- 10 177 Chrystie Street
- 11 104 Bayard Street
- 12 210 West 10th Street
- 13 41 White Street
- 14 228 West 10th Street
- 15 60 2nd Avenue
- 16 266 3rd Avenue
- 17 216 East 6th Street
- 18 58 Mott Street
- 19 127-129 Second Avenue
- 20 1 Lispenard Street & 5 Lispenard Street
- 21 119 Elizabeth Street
- 22 321-325 Church Street
- 23 10 Mott Street
- 24 45 Crosby Street



CONTACT THE **DOWNTOWN MANHATTAN** TEAM FOR MORE INFORMATION

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

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

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



1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES