DOWNTOWN MANHATTAN
MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

IPRG

DOWNTOWN MANHATTAN
JULY 2024 COMPLETE MARKET METRICS

13	**$192.69M**	**409**	**14,015**
TRANSACTIONS SOLD	$ VOLUME SOLD	UNITS SOLD	BUILDABLE SF SOLD
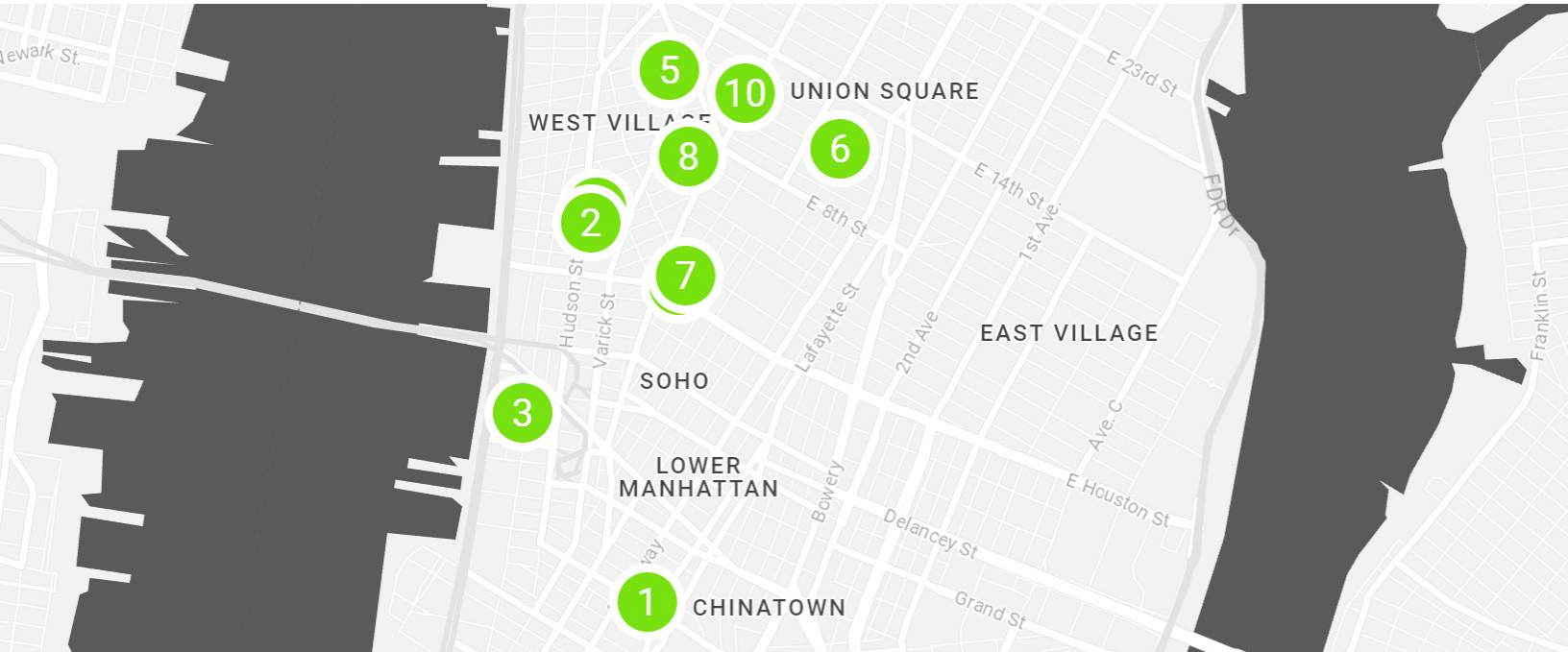
	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	111 Worth Street	$48,500,000	Civic Center	Mixed Use	339
2	66 Morton Street	$35,500,000	West Village	Multi-Family	3
3	452 Greenwich Street	$23,000,000	TriBeCa	Mixed Use	7
4	81 Barrow Street	$21,570,000	West Village	Multi-Family	2
5	244 Waverly Place	$14,500,000	West Village	Multi-Family	13
6	84 University Place	$11,250,000	Greenwich Village	Retail	1
7	90 Macdougal Street	$8,250,000	Greenwich Village	Multi-Family	2
8	156 Waverly Place	$7,200,000	Greenwich Village	Multi-Family	6
9	74 Macdougal Street	$6,000,000	Greenwich Village	Multi-Family	4
10	473 6th Avenue	$5,275,000	Greenwich Village	Mixed Use	3

SELECT SALES ACTIVITY ABOVE

111 WORTH ST

66 MORTON ST

452 GREENWICH ST

81 BARROW ST

DOWNTOWN MANHATTAN

JULY 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 JUNE 2024

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	6	$53,950,000	60151	0
JULY 2024	0	0	0	0
% of CHANGE	↓ -100% MoM	↓ -100% MoM	↓ -100% MoM	N/A MoM

YEAR OVER YEAR

COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2023	13	$89,085,838	123	0
JULY 2024	0	0	0	0
% of CHANGE	↓ -100% YoY	↓ -100% YoY	↓ -100% YoY	N/A YoY

MONTH OVER MONTH

■ JUNE 2024   ■ JULY 2024
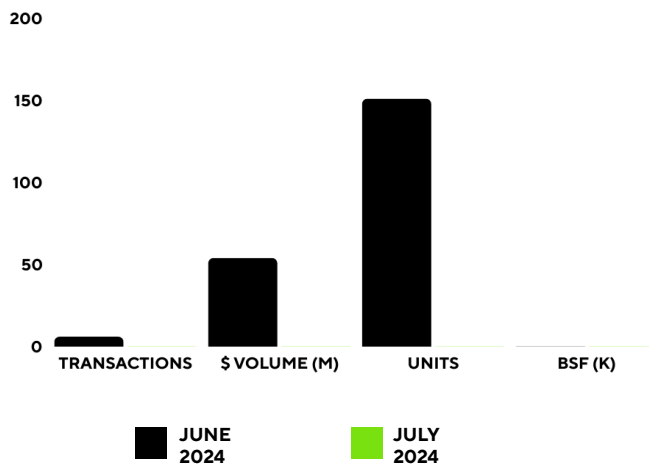
YEAR OVER YEAR
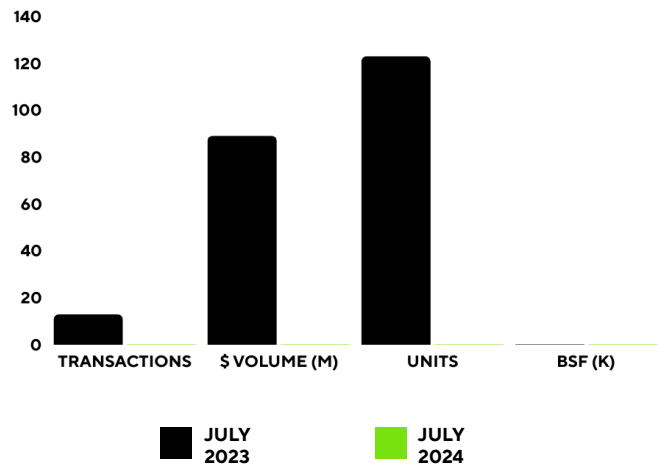
■ JULY 2023   ■ JULY 2024

Contact the Downtown Manhattan Team for More Information

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