



DOWNTOWN MANHATTAN MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

DOWNTOWN MANHATTAN AUGUST 2024 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$92.67M

\$ VOLUME SOLD

135

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	80 White Street	\$21,000,000	Chinatown	Mixed Use	7
2	371 Broome Street	\$12,800,000	Little Italy	Mixed Use	32
3	251 Church Street	\$12,550,000	TriBeCa	Mixed Use	7
4	862 Broadway	\$12,000,000	Flatiron District	Mixed Use	4
5	246 West 18th Street	\$10,500,000	Chelsea	Multi-Family	40
6	2 West 16th Street	\$9,100,000	Flatiron District	Multi-Family	13
7	473 6th Avenue	\$5,275,000	Greenwich Village	Mixed Use	3
8	176 Rivington Street	\$5,200,000	Lower East Side	Mixed Use	24
9	141 Allen Street	\$4,250,000	Lower East Side	Mixed Use	5



80 WHITE ST



371 BROOME ST



251 CHURCH ST



862 BROADWAY

DOWNTOWN MANHATTAN

AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **AUGUST 1, 2024 - AUGUST 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 JULY 2024

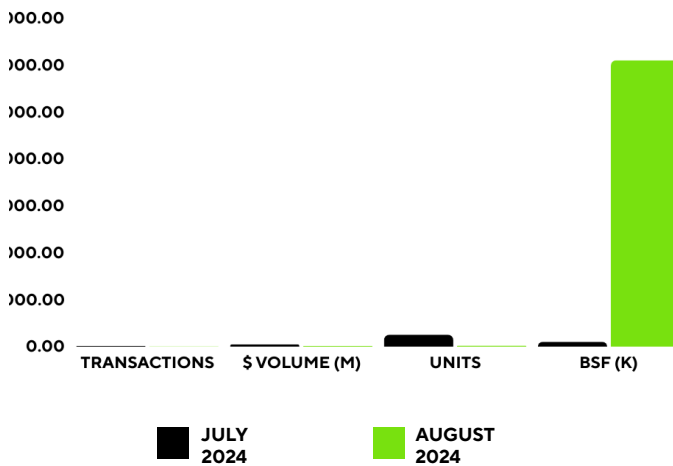
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2024	13	\$192,695,000	409	14,015
AUGUST 2024	9	\$92,675,000	135	0
% of CHANGE	↓ -31% MoM	↓ -52% MoM	↓ -67% MoM	↓ -100 MoM

YEAR OVER YEAR

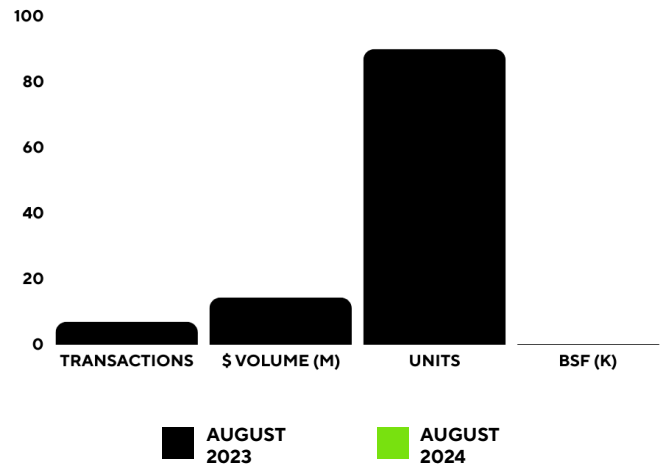
COMPARED TO AUGUST 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
AUGUST 2023	3	\$18,775,000	37	0
AUGUST 2024	9	\$92,675,000	135	0
% of CHANGE	↑ +200% YoY	↑ +394% YoY	↑ +265 YoY	↑ N/A YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Downtown Manhattan Team for More Information

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DOWNTOWN MANHATTAN AUGUST 2024 REPORT

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