



# **DOWNTOWN MANHATTAN MARKET REPORT**

**Q3 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## DOWNTOWN MANHATTAN Q3 MULTIFAMILY METRICS

### 12

TRANSACTIONS SOLD

### \$145.42M

\$ VOLUME SOLD

### 166

UNITS SOLD



66 MORTON ST



81 BARROW ST



244 WAVERLY PL



90 MACDOUGAL ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	66 Morton Street	\$35,500,000	West Village	3
2	81 Barrow Street	\$21,570,000	West Village	2
3	244 Waverly Place	\$14,500,000	West Village	13
4	90 Macdougall Street	\$8,250,000	Greenwich Village	2
5	156 Waverly Place	\$7,200,000	Greenwich Village	6
6	74 Macdougall Street	\$6,000,000	Greenwich Village	4
7	195 Henry Street	\$2,850,000	Lower East Side	15
8	246 West 18th Street	\$10,500,000	Chelsea	40
9	2 West 16th Street	\$9,100,000	Flatiron District	13
10	233 East 10th Street	\$12,500,000	East Village	40
11	516-518 East 13th Street	\$11,032,000	East Village	20
12	453 Hudson Street	\$6,427,000	West Village	8

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

## Q3 MIXED-USE METRICS

# 22

TRANSACTIONS SOLD

# \$297.11M

\$ VOLUME SOLD

# 834

UNITS SOLD



111 WORTH ST



452 GREENWICH ST



473 6TH AVE



19 PELL ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	111 Worth Street	\$48,500,000	Civic Center	339
2	452 Greenwich Street	\$23,000,000	TriBeCa	7
3	473 6th Avenue	\$5,275,000	Greenwich Village	3
4	19 Pell Street	\$4,000,000	Chinatown	10
5	80 White Street	\$21,000,000	Chinatown	7
6	371 Broome Street	\$12,800,000	Little Italy	32
7	251 Church Street	\$12,550,000	TriBeCa	7
8	862 Broadway	\$12,000,000	Flatiron District	4
9	473 6th Avenue	\$5,275,000	Greenwich Village	3
10	176 Rivington Street	\$5,200,000	Lower East Side	24
11	141 Allen Street	\$4,250,000	Lower East Side	5
12	300 West 12th Street, 5 Jones Street & 240 West	\$50,500,000	West Village	103
13	15th Street (West Village Portfolio)	\$20,810,000	SoHo	6
14	43 Crosby Street	\$20,250,000	West Village	179
15	350, 367, 382, 387 Bleecker Street & 92 Perry	\$11,826,000	Lower East Side	24
16	Street (Bleecker Street Portfolio)	\$10,300,000	Gramercy Park	22
17	303 Broome Street	\$7,100,000	Chelsea	18
18	226 3rd Avenue	\$6,900,000	Hudson Square	
19	212 8th Avenue	\$6,200,000	Gramercy Park	
20	282 Hudson Street	\$5,950,000	Lower East Side	

SELECT SALES ACTIVITY ABOVE

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

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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

## UPPER MANHATTAN Q3 DEVELOPMENT SITE METRICS

**2**

TRANSACTIONS SOLD

**\$11.25M**

\$ VOLUME SOLD

**14,015**

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	84 University Place	\$11250000	Greenwich Village	14015
2	34 Avenue A	\$4800000	East Village	

\*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

**Zip Codes:** 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

**Neighborhoods:** Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem

### Q3 2024 COMPLETE MARKET METRICS

**35**

TRANSACTIONS SOLD

+59% YoY

**\$453.79M**

\$ VOLUME SOLD

+220% YoY

**1,000**

UNITS SOLD

+390% YoY

**14,015**

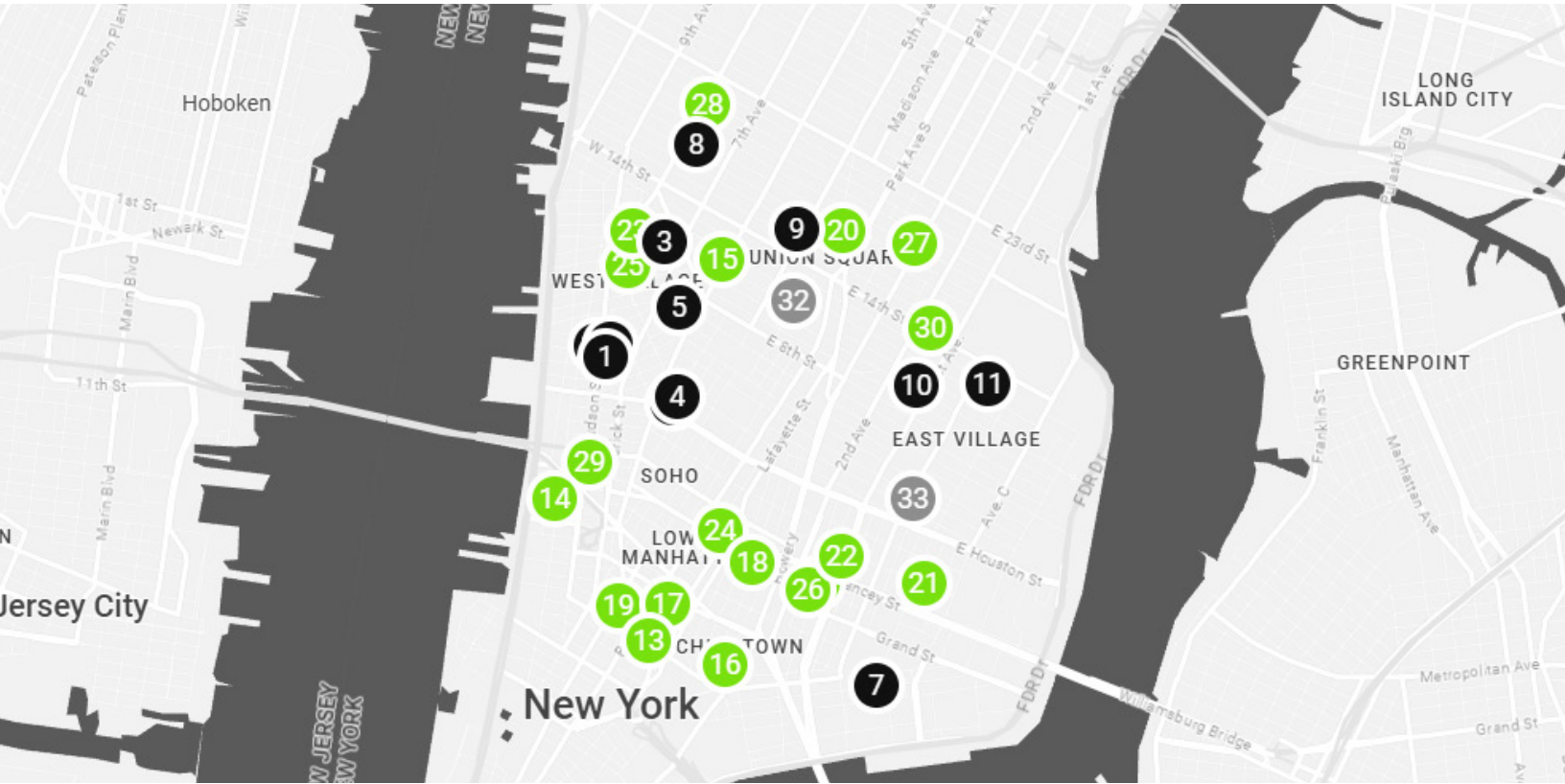
BUILDABLE SF SOLD

+100% YoY

### PRICE ANALYSIS BY TERRITORY

#### DOWNTOWN MANHATTAN

	MULTIFAMILY	MIXED-USE	DEVELOPMENT
\$/SF	\$1,921 +216% YoY	\$1,050 +11% YoY	\$803 +100% YoY
\$/UNIT	\$469,996 -19% YoY	\$397,079 -60% YoY	



### MULTIFAMILY

- 1 66 Morton Street
- 2 81 Barrow Street
- 3 244 Waverly Place
- 4 90 Macdougall Street
- 5 156 Waverly Place
- 6 74 Macdougall Street
- 7 195 Henry Street
- 8 246 West 18th Street
- 9 2 West 16th Street
- 10 233 East 10th Street
- 11 516-518 East 13th Street
- 12 453 Hudson Street

### MIXED USE

- 8 111 Worth Street
- 9 452 Greenwich Street
- 10 19 Pell Street
- 11 80 White Street
- 12 371 Broome Street
- 13 251 Church Street
- 14 862 Broadway
- 15 473 6th Avenue
- 16 176 Rivington Street
- 17 141 Allen Street
- 18 300 West 12th Street, 5 Jones Street
- 19 & 240 West 15th Street (West Village
- 20 Portfolio)
- 21 43 Crosby Street
- 22 350, 367, 382, 387 Bleecker Street & 92
- 23 Perry Street (Bleecker Street Portfolio)
- 24 303 Broome Street
- 25 226 3rd Avenue
- 26 212 8th Avenue
- 27 282 Hudson Street

### DEVELOPMENT SITES

- 28 84 University Place
- 29 34 Avenue A



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

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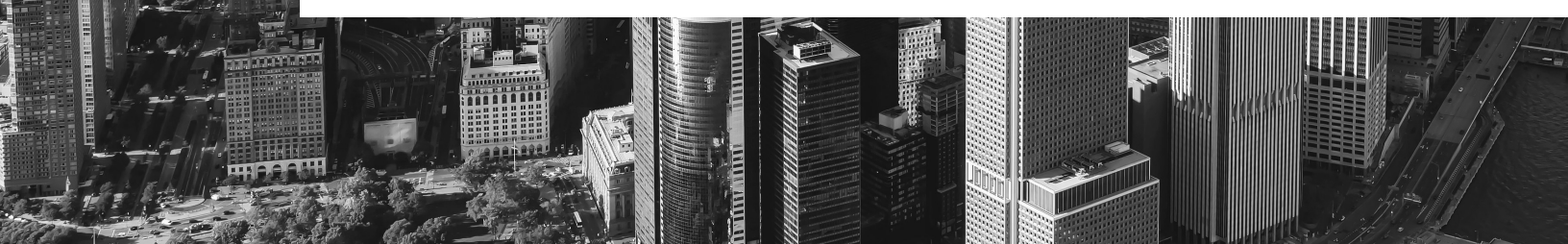
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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**