

# TRIBECA

A quarterly analysis of residential sales  
in TriBeCa, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## TriBeCa, Manhattan

### SUMMARY

MEDIAN SALE PRICE

\$3.72M

-17% YoY

NO. OF TRANSACTIONS

72

-36% YoY

MEDIAN PRICE/SQ.FT.

\$1,926

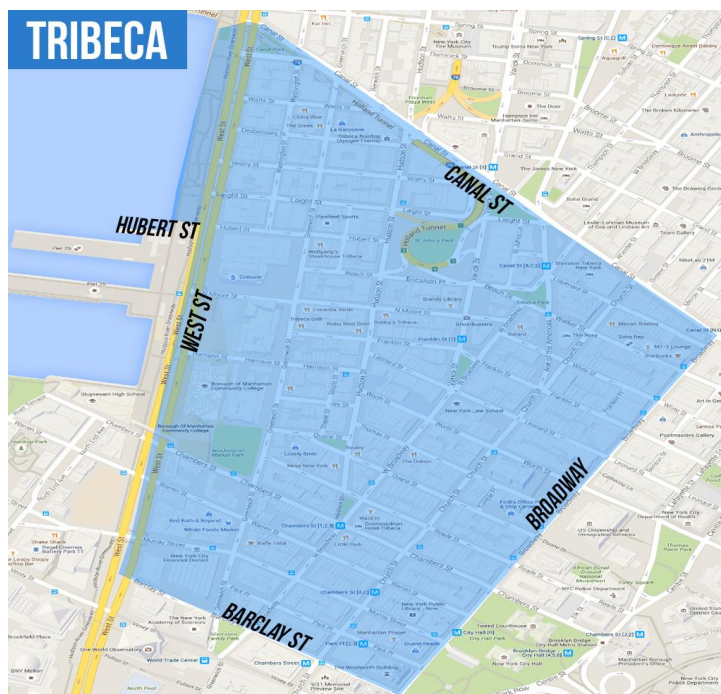
-19% YoY

MANHATTAN  
MEDIAN SALE PRICE

\$1.1M

11% YoY

### NEIGHBORHOOD BOUNDARIES

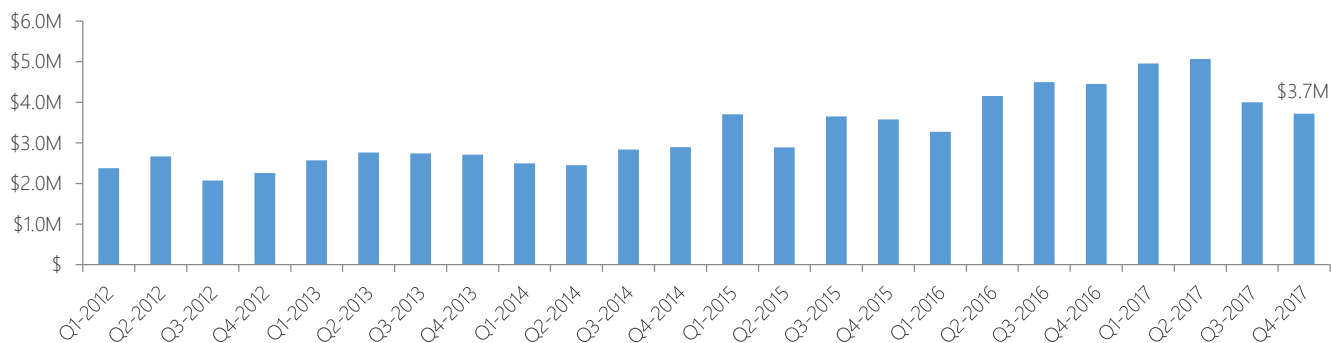


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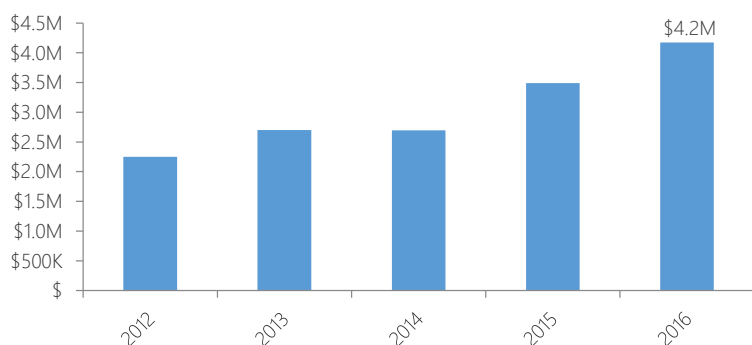


## RESIDENTIAL STATS

### Median Sale Price by Quarter

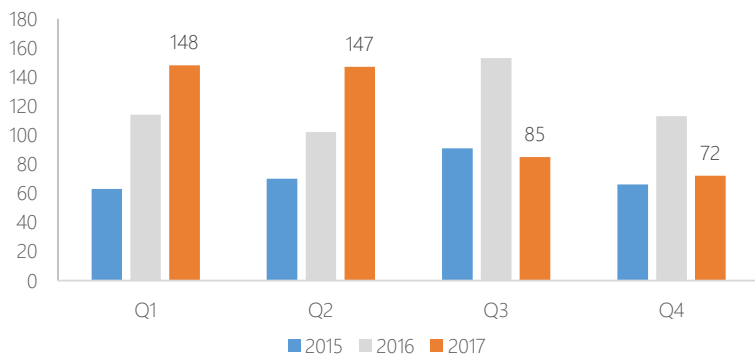


### Median Sale Price by Year



### Number of Transactions

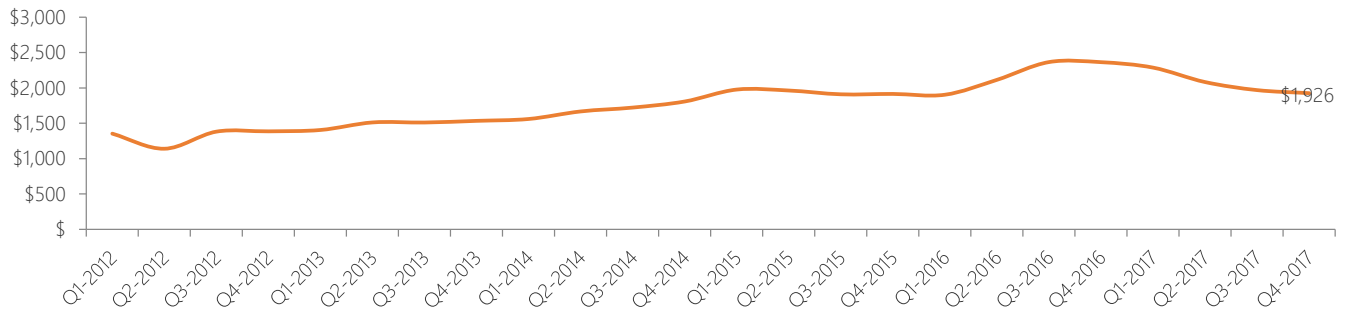
| Quarter | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|---------|------|------|------|------|------|------|
| Q1      | 64   | 106  | 110  | 63   | 114  | 148  |
| Q2      | 112  | 138  | 83   | 70   | 102  | 147  |
| Q3      | 144  | 104  | 80   | 91   | 153  | 85   |
| Q4      | 89   | 80   | 52   | 66   | 113  | 72   |



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## Median Sale Price per Square Foot

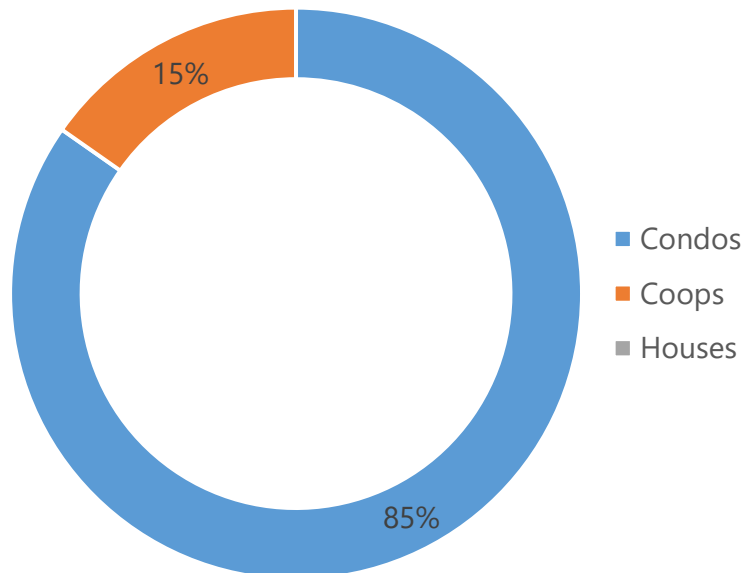


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$3,850,000       | -14%  | \$1,947                | -18%  | 61           |
| Coops         | \$2,397,500       | -19%  | \$1,275                | -13%  | 11           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                  | BBL          | Sale date | Sale price   | Property type | Sqft  |
|--------------------------|--------------|-----------|--------------|---------------|-------|
| 11 Beach St #PHA         | 1-00212-1426 | 28-Nov-17 | \$12,450,000 | Condo         | 3,931 |
| 87 Leonard St #PHB       | 1-00174-1307 | 2-Nov-17  | \$11,711,875 | Condo         |       |
| 66 Leonard St #PH        | 1-00173-1049 | 23-Oct-17 | \$10,368,000 | Condo         | 6,699 |
| 51-53 Leonard St #PH     | 1-00177-1008 | 28-Dec-17 | \$8,900,000  | Condo         | 3,334 |
| 56 Leonard St #41AE      | 1-00176-1116 | 4-Dec-17  | \$8,400,000  | Condo         |       |
| 157 Hudson St #5B        | 1-00215-1415 | 3-Oct-17  | \$7,850,000  | Condo         | 3,992 |
| 30 Park Pl #49A          | 1-00123-1156 | 4-Oct-17  | \$6,850,000  | Condo         | 2,219 |
| 56 Leonard St #27BW      | 1-00176-1070 | 16-Nov-17 | \$6,670,000  | Condo         |       |
| 87 Leonard St #1A        | 1-00174-1301 | 2-Nov-17  | \$6,620,625  | Condo         |       |
| 42 Lispenard St #5       | 1-00194-1805 | 2-Nov-17  | \$6,366,813  | Condo         |       |
| 56 Leonard St #7E        | 1-00176-1005 | 2-Nov-17  | \$6,353,096  | Condo         |       |
| 67 Franklin St #4B       | 1-00174-1407 | 10-Nov-17 | \$6,264,988  | Condo         |       |
| 427-429 Washington St #7 | 1-00223-0021 | 16-Nov-17 | \$5,795,000  | Coop          | 4,300 |
| 67 Franklin St #4C       | 1-00174-1408 | 20-Nov-17 | \$5,704,950  | Condo         |       |
| 429-435 Greenwich St #4C | 1-00219-1014 | 28-Nov-17 | \$5,250,000  | Condo         | 2,379 |
| 30 Park Pl #49E          | 1-00123-1159 | 20-Nov-17 | \$4,900,000  | Condo         | 1,794 |
| 101 Warren St #2660      | 1-00142-1690 | 10-Nov-17 | \$4,750,000  | Condo         | 2,180 |
| 56 Leonard St #20BE      | 1-00176-1044 | 8-Nov-17  | \$4,750,000  | Condo         | 1,668 |
| 67 Franklin St #2C       | 1-00174-1404 | 20-Dec-17 | \$4,686,700  | Condo         |       |
| 30 Park Pl #49B          | 1-00123-1157 | 15-Dec-17 | \$4,633,038  | Condo         | 1,664 |
| 124 Hudson St #4A        | 1-00190-1511 | 4-Oct-17  | \$4,625,000  | Condo         | 2,473 |
| 30 Park Pl #48B          | 1-00123-1152 | 1-Nov-17  | \$4,582,125  | Condo         | 1,664 |
| 108 Duane St #PH3S       | 1-00150-1315 | 8-Dec-17  | \$4,550,000  | Condo         | 2,005 |
| 56 Leonard St #22BE      | 1-00176-1052 | 27-Oct-17 | \$4,500,000  | Condo         | 1,668 |
| 250 West St #8G          | 1-00217-1274 | 16-Nov-17 | \$4,375,000  | Condo         | 1,973 |
| 62 Beach St #PH6D        | 1-00188-1129 | 1-Nov-17  | \$4,350,000  | Condo         | 1,987 |
| 13-19 White St #3A       | 1-00178-0025 | 29-Nov-17 | \$4,300,000  | Coop          | 3,000 |
| 407 Greenwich St #2A     | 1-00214-1302 | 7-Nov-17  | \$4,270,000  | Condo         | 2,488 |
| 137-143 Reade St #3B     | 1-00140-1209 | 26-Oct-17 | \$4,250,000  | Condo         | 2,175 |
| 48-60 Beach St #2A       | 1-00188-1505 | 20-Dec-17 | \$3,997,500  | Condo         | 2,292 |
| 200 Chambers St #29D     | 1-00142-1214 | 29-Dec-17 | \$3,850,000  | Condo         | 1,670 |
| 65-77 Worth St #PHD      | 1-00173-1229 | 20-Oct-17 | \$3,850,000  | Condo         | 1,997 |
| 9-15 Murray St           | 1-00134-1127 | 3-Oct-17  | \$3,750,000  | Condo         | 1,850 |
| 101 Warren St #5E        | 1-00142-1511 | 16-Oct-17 | \$3,730,000  | Condo         | 1,921 |
| 5 Franklin Pl #9A        | 1-00175-1523 | 24-Oct-17 | \$3,700,000  | Condo         | 1,567 |
| 5 Franklin Pl #15D       | 1-00175-1545 | 9-Nov-17  | \$3,450,000  | Condo         | 1,548 |
| 119 Chambers St #2       | 1-00145-1502 | 29-Dec-17 | \$3,200,000  | Condo         | 2,240 |
| 101 Warren St #1430      | 1-00142-1618 | 12-Dec-17 | \$3,130,000  | Condo         | 1,611 |
| 39 N Moore St #2B        | 1-00190-1003 | 5-Dec-17  | \$2,950,000  | Condo         | 2,184 |
| 200 Chambers St #8G      | 1-00142-1278 | 15-Nov-17 | \$2,950,000  | Condo         | 1,345 |
| 1 York St #3C            | 1-00212-1205 | 14-Nov-17 | \$2,850,000  | Condo         | 1,582 |
| 146 Chambers St #5       | 1-00137-1505 | 27-Dec-17 | \$2,775,000  | Condo         | 1,363 |
| 68 Thomas St #3          | 1-00147-1103 | 30-Oct-17 | \$2,750,000  | Condo         | 1,847 |
| 288-289 West St #4E      | 1-00595-0006 | 27-Dec-17 | \$2,660,000  | Coop          | 2,200 |
| 9 Murray St #4NE         | 1-00134-1130 | 30-Nov-17 | \$2,600,000  | Condo         | 1,980 |
| 44 Walker St #4          | 1-00194-1102 | 11-Oct-17 | \$2,600,000  | Coop          | 1,800 |
| 11 Harrison St #RES4     | 1-00180-1206 | 26-Oct-17 | \$2,525,000  | Condo         | 1,555 |
| 68 Thomas St #2          | 1-00147-1102 | 14-Dec-17 | \$2,500,000  | Condo         | 1,824 |
| 55-61 Hudson St #6D      | 1-00143-0004 | 18-Dec-17 | \$2,500,000  | Coop          |       |
| 250 West St #3J          | 1-00217-1225 | 14-Nov-17 | \$2,330,000  | Condo         | 1,211 |



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| Address                | BBL          | Sale date | Sale price  | Property type | Sqft  |
|------------------------|--------------|-----------|-------------|---------------|-------|
| 45-51 Lispenard St #4W | 1-00210-0026 | 13-Dec-17 | \$2,295,000 | Coop          | 1,800 |
| 184-186 Duane St #4    | 1-00141-1104 | 4-Dec-17  | \$2,200,000 | Condo         | 1,921 |
| 413 Greenwich St #3    | 1-00214-0009 | 12-Dec-17 | \$2,200,000 | Coop          |       |
| 93 Worth St #801       | 1-00173-1161 | 5-Oct-17  | \$2,150,000 | Condo         | 1,180 |
| 311 Greenwich St #2H   | 1-00140-1108 | 23-Oct-17 | \$2,100,000 | Condo         | 709   |
| 288-289 West St #5E    | 1-00595-0006 | 26-Oct-17 | \$2,000,000 | Coop          | 2,200 |
| 25 Murray St #2G       | 1-00134-1420 | 27-Dec-17 | \$1,995,000 | Condo         | 1,611 |
| 395 Broadway #15C      | 1-00193-1063 | 15-Nov-17 | \$1,950,000 | Condo         | 1,200 |
| 275 Greenwich St #10AS | 1-00132-1114 | 20-Dec-17 | \$1,818,000 | Condo         | 1,102 |
| 200 Chambers St #8F    | 1-00142-1250 | 16-Nov-17 | \$1,475,000 | Condo         | 752   |
| 111 Hudson St #3B      | 1-00187-1305 | 18-Dec-17 | \$1,466,280 | Condo         | 2,922 |
| 472 Greenwich St #6    | 1-00595-0044 | 28-Dec-17 | \$1,428,000 | Coop          |       |
| 295 Greenwich St #5GN  | 1-00137-1053 | 6-Oct-17  | \$1,300,000 | Condo         | 797   |
| 200 Chambers St #5K    | 1-00142-1305 | 11-Oct-17 | \$1,285,000 | Condo         | 617   |
| 57 Reade St #5D        | 1-00149-1117 | 19-Dec-17 | \$1,155,000 | Condo         | 738   |
| 93 Worth St #307       | 1-00173-1124 | 27-Dec-17 | \$925,000   | Condo         | 475   |
| 47-53 Hudson St #6B    | 1-00143-0001 | 1-Dec-17  | \$873,458   | Coop          | 1,350 |
| 110 Hudson St #4C      | 1-00189-1035 | 30-Nov-17 | \$700,000   | Condo         | 487   |



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