

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

Ist Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 1st Quarter 2018

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.58M

-30% YoY

NO. OF TRANSACTIONS

53

-63% YoY

MEDIAN PRICE/SQ.FT.

\$1,886

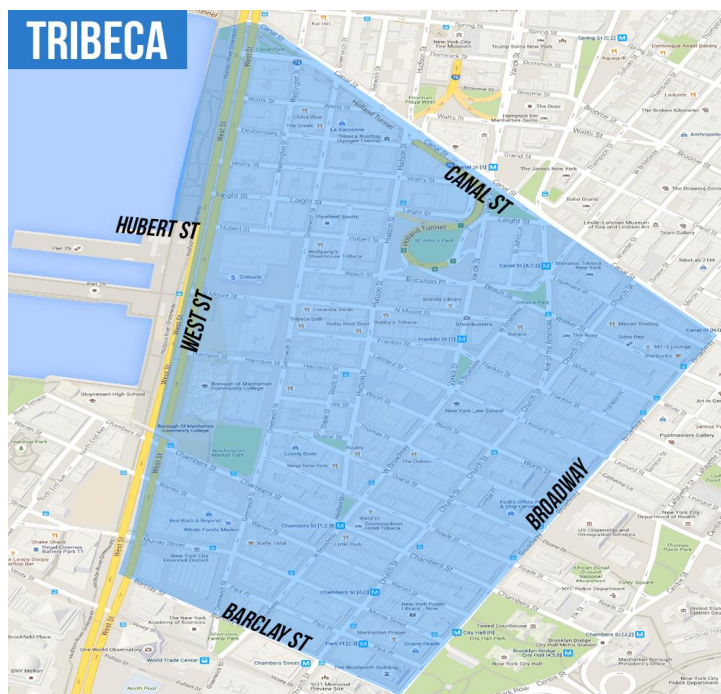
-18% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

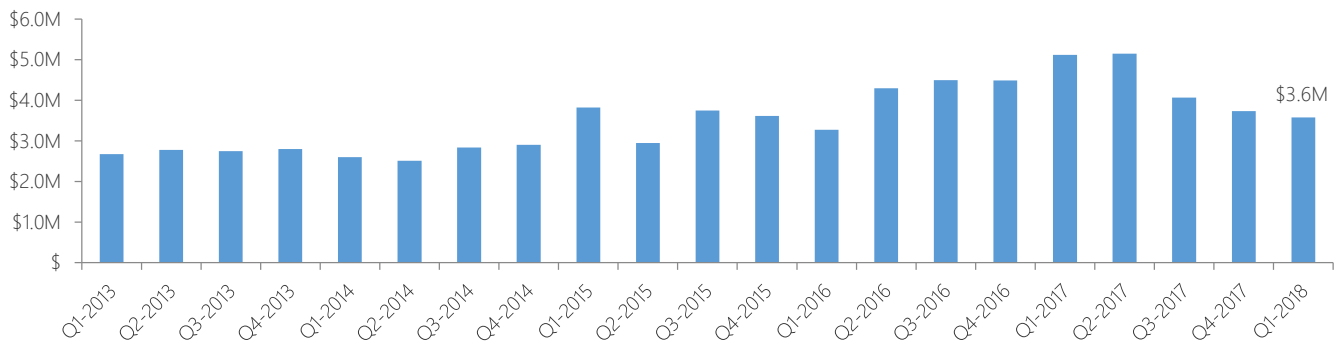


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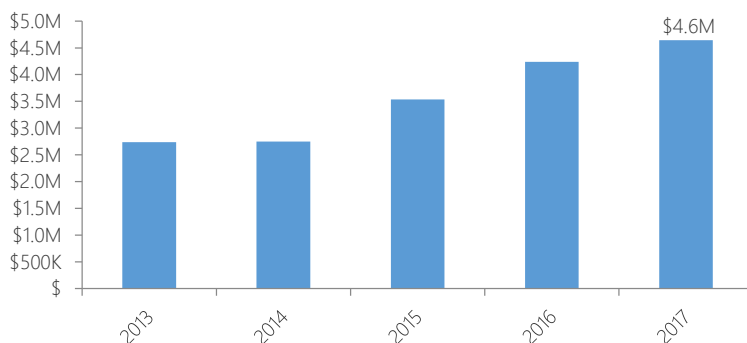


RESIDENTIAL STATS

Median Sale Price by Quarter

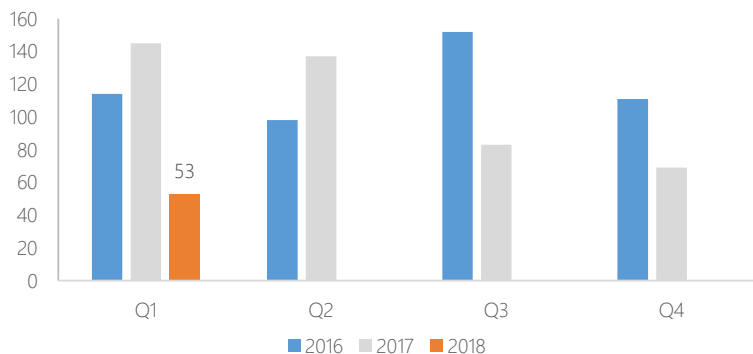


Median Sale Price by Year



Number of Transactions

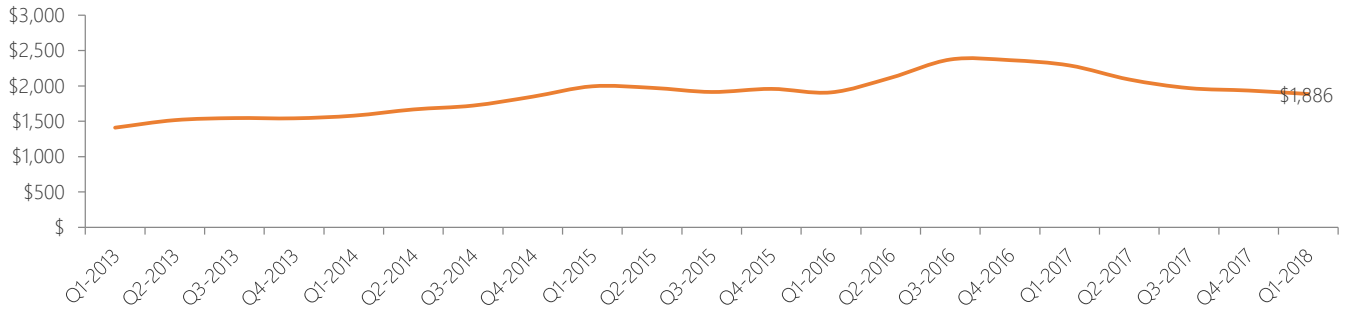
Quarter	2013	2014	2015	2016	2017	2018
Q1	102	106	60	114	145	53
Q2	136	81	67	98	137	
Q3	99	78	87	152	83	
Q4	77	50	62	111	69	



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Median Sale Price per Square Foot

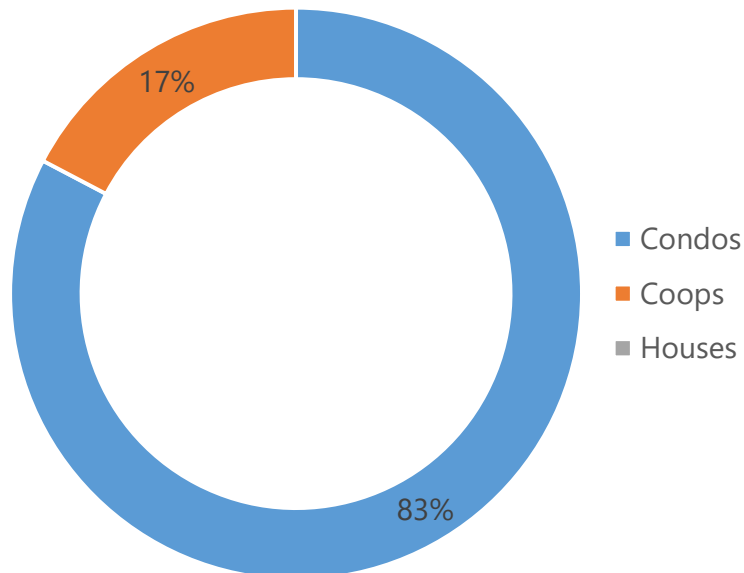


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,050,000	-22%	\$1,898	-26%	43
Coops	\$1,525,000	-19%	\$1,148	-10%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
56 Leonard St #PH52A	1-00176-1139	2-Mar-18	\$17,300,624	Condo	
443 Greenwich St #2H	1-00222-1216	19-Jan-18	\$13,036,655	Condo	3,949
56 Leonard St #41W	1-00176-1115	9-Mar-18	\$12,760,450	Condo	
443 Greenwich St #5B	1-00222-1235	1-Feb-18	\$11,973,281	Condo	3,454
140 Franklin St #PHA	1-00189-1513	7-Mar-18	\$10,750,000	Condo	5,019
34 Laight St #5S	1-00220-0026	9-Mar-18	\$10,000,000	Coop	
443 Greenwich St #4G	1-00222-1231	15-Feb-18	\$9,320,042	Condo	
11 Beach St #8A	1-00212-1421	8-Mar-18	\$7,806,900	Condo	3,844
429-435 Greenwich St #6C	1-00219-1022	23-Jan-18	\$7,500,000	Condo	3,181
30 Park Pl #65B	1-00123-1221	9-Mar-18	\$7,450,000	Condo	2,631
30 Park Pl #56B	1-00123-1186	9-Feb-18	\$6,100,000	Condo	2,213
35-37 N Moore St #4C	1-00190-1220	8-Mar-18	\$5,450,000	Condo	2,157
61 N Moore St #3E	1-00188-1405	28-Feb-18	\$5,250,000	Condo	2,688
56 Leonard St #30AW	1-00176-1085	16-Feb-18	\$5,050,000	Condo	1,624
11 Beach St #4B	1-00212-1410	9-Feb-18	\$4,977,206	Condo	2,361
48-60 Beach St #3B	1-00188-1510	8-Feb-18	\$4,925,000	Condo	2,569
48-60 Beach St #2D	1-00188-1508	9-Mar-18	\$4,865,000	Condo	2,557
92 Laight St #6B	1-00218-1119	24-Jan-18	\$4,400,000	Condo	1,710
195 Hudson St #2A	1-00222-1104	15-Feb-18	\$4,300,018	Condo	2,271
250 West St #7F	1-00217-1264	17-Jan-18	\$4,150,000	Condo	1,993
79 Laight St #1A	1-00217-1001	1-Feb-18	\$4,125,000	Condo	2,973
93 Worth St #1006	1-00173-1177	1-Feb-18	\$4,050,000	Condo	2,287
157 Hudson St #3D	1-00215-1411	21-Mar-18	\$4,020,000	Condo	2,444
416 Washington St #2J	1-00218-1143	2-Feb-18	\$3,850,000	Condo	2,485
93 Worth St #802	1-00173-1162	19-Jan-18	\$3,600,000	Condo	1,917
16 Hudson St #6C	1-00144-0001	16-Jan-18	\$3,550,000	Coop	
129 Duane St #5T	1-00147-1259	16-Jan-18	\$3,495,000	Condo	2,350
16 Desbrosses St #3N	1-00225-1106	5-Mar-18	\$3,400,000	Condo	2,042
60 Thomas St #4	1-00147-1304	2-Feb-18	\$3,300,000	Condo	1,844
53 Murray St #1	1-00133-1601	5-Mar-18	\$3,250,000	Condo	5,355
56 Leonard St #19AE	1-00176-1039	10-Jan-18	\$3,200,000	Condo	1,027
101 Warren St #2130	1-00142-1658	2-Feb-18	\$3,125,000	Condo	1,602
466-470 Washington St #8E	1-00595-0016	15-Feb-18	\$3,100,000	Coop	2,700
416 Washington St #3F	1-00218-1145	11-Jan-18	\$2,995,000	Condo	1,588
66 Leonard St #8D	1-00173-1032	23-Feb-18	\$2,960,000	Condo	1,877
25 Leonard St #2	1-00179-1002	14-Feb-18	\$2,700,000	Condo	1,540
407 Greenwich St #2C	1-00214-1304	15-Mar-18	\$2,572,779	Condo	2,269
19 Beach St #6	1-00212-1105	28-Feb-18	\$2,410,797	Condo	2,980
101 Warren St #950	1-00142-1589	11-Jan-18	\$2,400,000	Condo	1,232
100 Reade St #2C	1-00146-1008	19-Mar-18	\$2,085,000	Condo	905
112 Hudson St #3	1-00189-1203	4-Jan-18	\$1,801,000	Condo	1,103
38 White St #5B	1-00193-0015	15-Feb-18	\$1,800,000	Coop	
39 N Moore St	1-00190-1012	12-Mar-18	\$1,650,000	Condo	1,205
258-259 Broadway #3B	1-00134-0025	23-Feb-18	\$1,525,000	Coop	1,100
10-12 Leonard St #3NE	1-00179-0021	24-Jan-18	\$1,457,500	Coop	
145 Chambers St #2	1-00140-0004	6-Feb-18	\$1,395,000	Coop	1,700
275 Greenwich St #6GS	1-00132-1066	16-Jan-18	\$1,165,000	Condo	770
105-107 Hudson St #305	1-00187-0030	26-Jan-18	\$1,150,000	Coop	
200 Chambers St #2E	1-00142-1216	12-Feb-18	\$1,140,000	Condo	751
14-16 Harrison St #4	1-00181-0004	4-Jan-18	\$650,000	Coop	



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