

# TRIBECA

A quarterly analysis of residential sales  
in TriBeCa, Manhattan

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## TriBeCa, Manhattan

### SUMMARY

MEDIAN SALE PRICE

\$4.79M

-3% YoY

NO. OF TRANSACTIONS

80

-44% YoY

MEDIAN PRICE/SQ.FT.

\$1,896

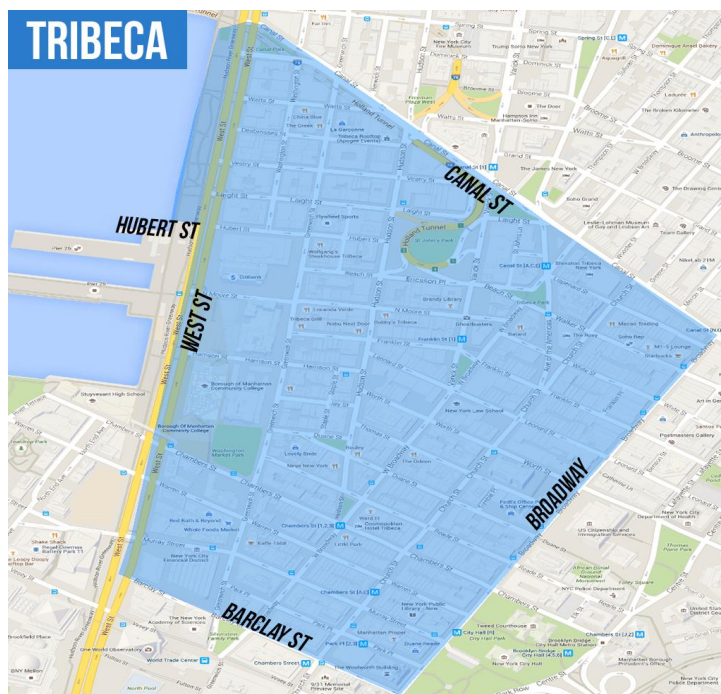
-9% YoY

MANHATTAN  
MEDIAN SALE PRICE

\$1.08M

-8% YoY

### NEIGHBORHOOD BOUNDARIES

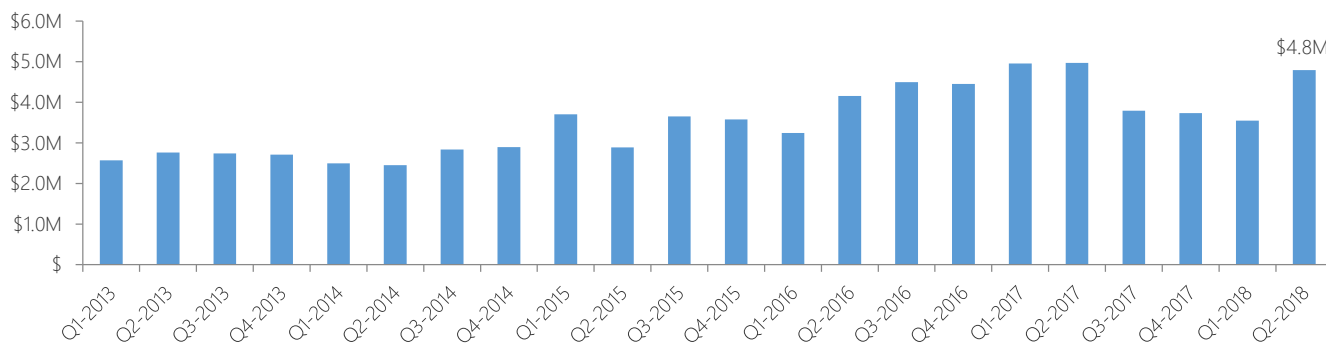


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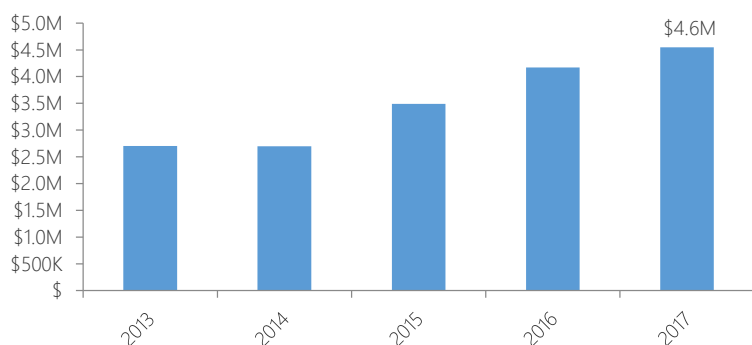


## RESIDENTIAL STATS

### Median Sale Price by Quarter

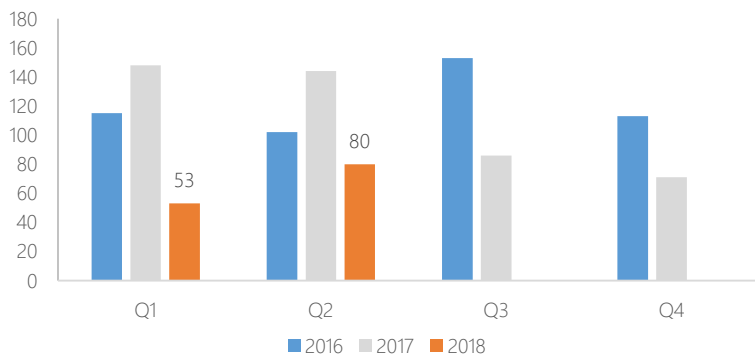


### Median Sale Price by Year



### Number of Transactions

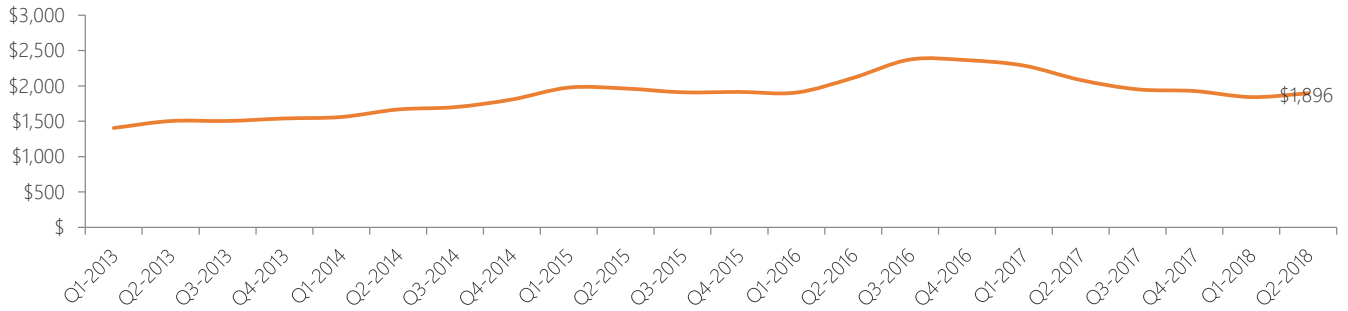
Quarter	2013	2014	2015	2016	2017	2018
Q1	106	110	63	115	148	53
Q2	138	83	70	102	144	80
Q3	104	80	91	153	86	
Q4	80	52	66	113	71	



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## Median Sale Price per Square Foot

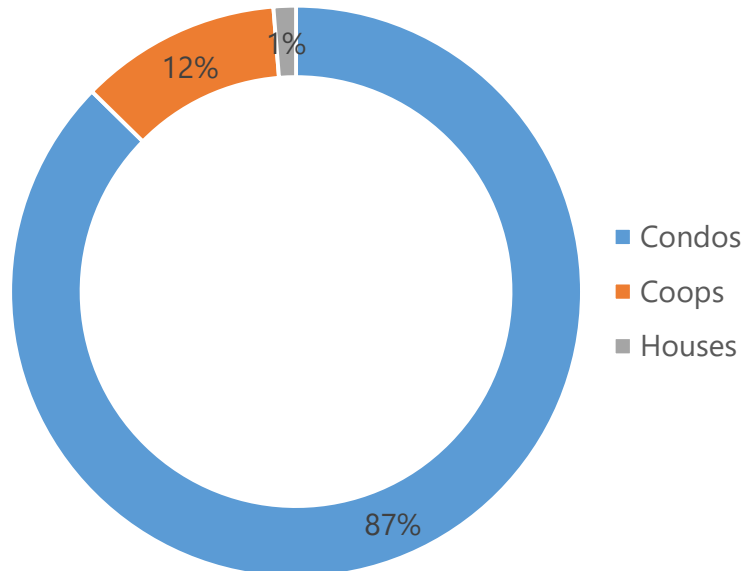


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,238,000	-1%	\$1,932	-9%	69
Coops	\$2,400,000	-4%	\$1,406	-16%	9
Houses	\$5,500,000	-	\$1,100	-	1

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
443 Greenwich St #PHA	1-00222-1246	1-May-18	\$43,787,805	Condo	8,569
30 Park Pl #PH80	1-00123-1258	17-Apr-18	\$32,643,671	Condo	6,204
30 Park Pl #74A	1-00123-1247	24-Apr-18	\$26,642,995	Condo	8,299
30 Park Pl #74A	1-00123-1247	24-Apr-18	\$26,642,995	Condo	8,299
140 Franklin St #5BC	1-00189-1512	10-May-18	\$19,000,000	Condo	6,226
67 Franklin St #6C	1-00174-1412	7-Jun-18	\$11,458,063	Condo	
62 Vestry St #5E	1-00223-1119	15-Jun-18	\$11,357,988	Condo	
62 Vestry St #4E	1-00223-1113	18-Jun-18	\$10,188,000	Condo	
137-141 Duane St #3A	1-00147-1711	12-Apr-18	\$10,116,000	Condo	5,466
62 Vestry St #4D	1-00223-1112	13-Jun-18	\$10,100,000	Condo	
415 Greenwich St #PHC	1-00215-1166	11-May-18	\$9,555,000	Condo	3,807
288-289 West St #8	1-00595-0006	17-May-18	\$9,000,000	Coop	
60 Warren St #3	1-00136-1203	28-Jun-18	\$8,500,000	Condo	4,108
62 Vestry St #4A	1-00223-1109	12-Jun-18	\$8,255,000	Condo	
87 Leonard St #PHA	1-00174-1306	31-May-18	\$8,250,000	Condo	
30 Park Pl #73B	1-00123-1245	4-Apr-18	\$8,075,000	Condo	2,631
11 Beach St #7A	1-00212-1418	7-Jun-18	\$7,978,540	Condo	3,844
62 Vestry St #5F	1-00223-1120	14-Jun-18	\$7,800,500	Condo	
62 Vestry St #4C	1-00223-1111	12-Jun-18	\$7,630,000	Condo	
2 Park Pl #38B	1-00123-1018	16-Apr-18	\$7,550,000	Condo	2,548
92-94 Warren St #12PH	1-00137-1312	26-Apr-18	\$7,200,000	Condo	3,026
44 Lispenard St #5	1-00194-1205	1-Jun-18	\$7,050,000	Condo	3,196
443 Greenwich St #3F	1-00222-1221	23-Apr-18	\$6,803,803	Condo	
111 Murray St #19W	1-00142-1855	3-Apr-18	\$6,700,000	Condo	
62 Vestry St #3D	1-00223-1106	20-Jun-18	\$6,115,000	Condo	
407 Greenwich St #5B	1-00214-1312	28-Jun-18	\$6,106,406	Condo	
169 Hudson St #3N	1-00219-1305	2-May-18	\$5,800,000	Condo	4,203
79 Laight St #6D	1-00217-1032	27-Jun-18	\$5,700,000	Condo	3,959
195 Hudson St #3A	1-00222-1109	15-Jun-18	\$5,700,000	Condo	2,311
95 Franklin St #2A	1-00174-1202	17-May-18	\$5,600,000	Condo	3,429
27 A Harrison St	1-00142-0012	27-Jun-18	\$5,500,000	House	5,000
412 Greenwich St #3F	1-00217-1424	6-Jun-18	\$5,425,000	Condo	2,409
77 Reade St #5A	1-00149-1024	11-Jun-18	\$5,400,000	Condo	2,691
77 Reade St #5C	1-00149-1024	11-Jun-18	\$5,400,000	Condo	2,691
443 Greenwich St #1H	1-00222-1208	19-Apr-18	\$5,238,000	Condo	
168 Duane St #2S	1-00141-1003	11-May-18	\$4,995,000	Condo	1,412
2 Park Pl #47B	1-00123-1032	20-Jun-18	\$4,862,144	Condo	1,294
101 Warren St #2120	1-00142-1657	11-Jun-18	\$4,793,344	Condo	2,366
25 N Moore St #2A	1-00190-1427	22-Jun-18	\$4,635,000	Condo	2,800
101 Warren St #3160	1-00142-1718	23-May-18	\$4,450,000	Condo	2,180
403 Greenwich St #B	1-00214-1402	11-May-18	\$4,279,400	Condo	1,922
66 Leonard St #12A	1-00173-1045	1-May-18	\$4,100,000	Condo	2,319
403 Greenwich St #C	1-00214-1403	30-May-18	\$4,050,000	Condo	
401 Washington St #3A	1-00217-1407	5-Apr-18	\$3,850,000	Condo	2,042
28 Laight St #1D	1-00220-1204	23-May-18	\$3,775,000	Condo	2,867
60 White St #3E	1-00193-2005	22-May-18	\$3,700,000	Condo	1,946
101 Warren St #5G	1-00142-1513	8-May-18	\$3,563,977	Condo	2,127
5 Franklin Pl #7A	1-00175-1517	7-Jun-18	\$3,500,000	Condo	1,772
130 Watts St #3N	1-00595-1106	6-Apr-18	\$3,100,000	Condo	1,982
12 Warren St #2	1-00135-1803	12-Apr-18	\$3,075,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
270 Broadway #16A	1-00135-1203	25-Apr-18	\$2,995,000	Condo	2,780
90 Franklin St #2N	1-00175-1304	19-Apr-18	\$2,995,000	Condo	1,895
65-77 Worth St #4D	1-00173-1217	18-Jun-18	\$2,920,000	Condo	1,859
77 Reade St #2B	1-00149-1010	1-Jun-18	\$2,905,500	Condo	1,592
16 Hudson St #2A	1-00144-0001	30-Apr-18	\$2,850,000	Coop	1,900
77 Reade St #2F	1-00149-1013	30-Apr-18	\$2,830,000	Condo	1,497
1 York St #6D	1-00212-1224	19-Jun-18	\$2,750,000	Condo	1,532
134-140 Duane St #5SE	1-00146-0021	19-Jun-18	\$2,446,500	Coop	
10-12 Leonard St #6S	1-00179-0021	12-Jun-18	\$2,435,000	Coop	
80 Chambers St #10D	1-00135-1218	25-Jun-18	\$2,400,005	Condo	1,640
38 N Moore St #9A	1-00189-1152	9-May-18	\$2,400,000	Coop	
430 Greenwich St #5W	1-00218-0009	4-May-18	\$2,275,000	Coop	1,700
156 Franklin St #2	1-00189-0010	28-Jun-18	\$2,250,000	Coop	1,600
45-51 Lispenard St #6E	1-00210-0026	25-May-18	\$2,240,000	Coop	
9 N Moore St #2	1-00190-1102	6-Jun-18	\$2,240,000	Condo	1,270
57 Reade St #21A	1-00149-1183	10-Apr-18	\$2,185,000	Condo	1,137
101 Warren St #7E	1-00142-1522	23-Apr-18	\$2,050,000	Condo	1,006
395 Broadway #11D	1-00193-1044	27-Apr-18	\$2,050,000	Condo	1,128
25 Murray St #3F	1-00134-1428	18-May-18	\$2,000,000	Condo	1,558
355-361 Greenwich St #2C	1-00181-1005	31-May-18	\$1,870,000	Condo	1,288
200 Chambers St #15F	1-00142-1256	2-May-18	\$1,675,000	Condo	752
57 Reade St #3D	1-00149-1105	31-May-18	\$1,433,000	Condo	738
84-94 Hudson St #2B	1-00179-0017	14-Jun-18	\$1,375,000	Coop	
200 Chambers St #5T	1-00142-1353	17-Apr-18	\$945,000	Condo	536
303 Greenwich St #6E	1-00140-1054	19-Apr-18	\$730,000	Condo	519



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