

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.5M

-8% YoY

NO. OF TRANSACTIONS

118

37% YoY

MEDIAN PRICE/SQ.FT.

\$1,729

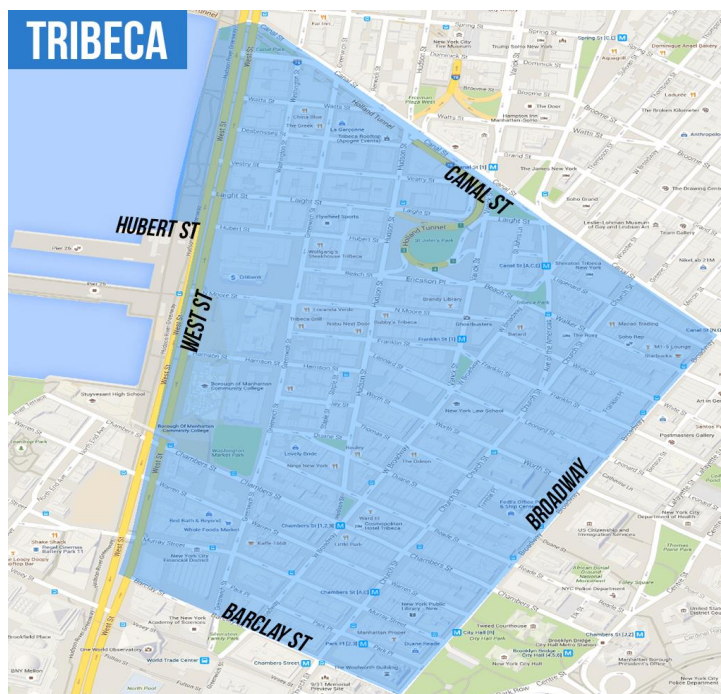
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

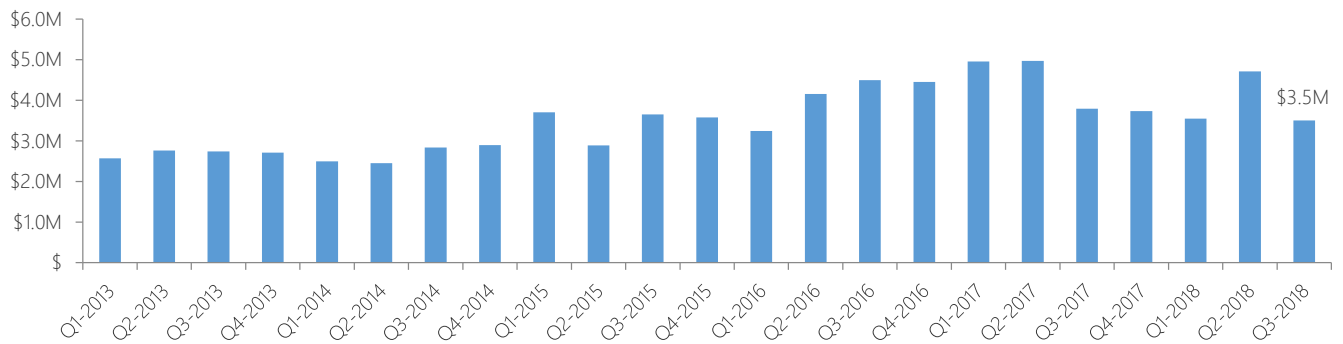
-4% YoY

NEIGHBORHOOD BOUNDARIES

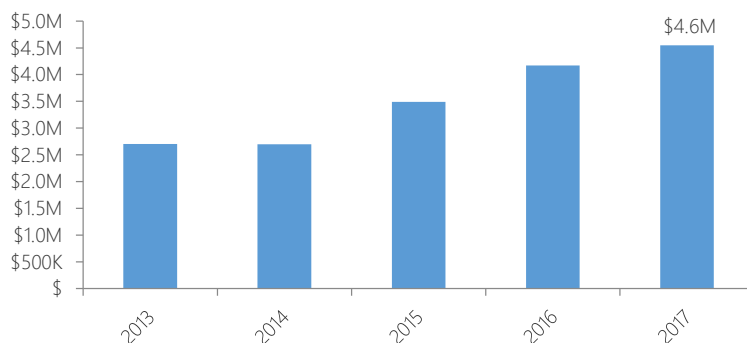


RESIDENTIAL STATS

Median Sale Price by Quarter

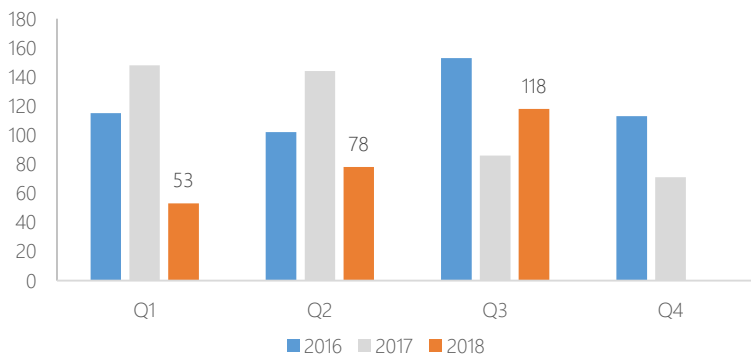


Median Sale Price by Year



Number of Transactions

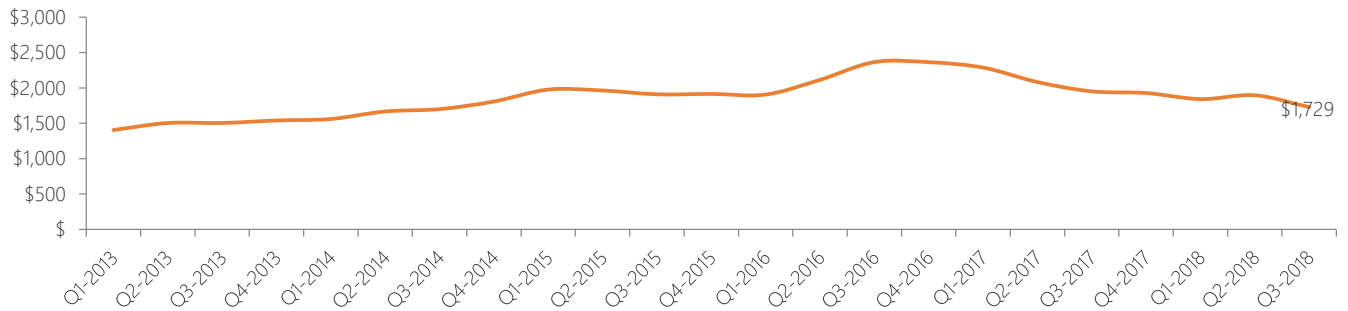
Quarter	2013	2014	2015	2016	2017	2018
Q1	106	110	63	115	148	53
Q2	138	83	70	102	144	78
Q3	104	80	91	153	86	118
Q4	80	52	66	113	71	



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Median Sale Price per Square Foot

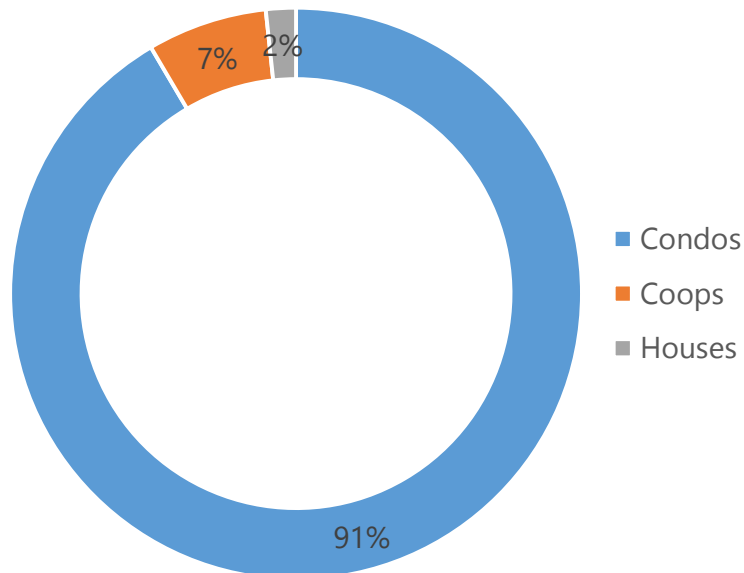


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,625,000	-22%	\$1,792	-10%	108
Coops	\$2,615,000	3%	\$1,417	-5%	8
Houses	\$9,500,000	-47%	\$1,209	-65%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 Vestry St #8N	1-00223-1133	6-Sep-18	\$28,000,000	Condo	
62 Vestry St #10N	1-00223-1139	27-Sep-18	\$26,989,125	Condo	
62 Vestry St #8S	1-00223-1135	23-Aug-18	\$24,006,500	Condo	
62 Vestry St #9N	1-00223-1136	12-Sep-18	\$23,500,000	Condo	
11 N Moore St #PH	1-00190-1818	8-Aug-18	\$20,000,000	Condo	7,061
62 Vestry St #6B	1-00223-1122	27-Jul-18	\$12,936,275	Condo	
56 Leonard St #40W	1-00176-1112	8-Aug-18	\$12,450,000	Condo	
443 Greenwich St #2E	1-00222-1213	15-Aug-18	\$12,213,000	Condo	
62 Vestry St #4B	1-00223-1110	19-Jul-18	\$11,755,500	Condo	
62 Vestry St #5B	1-00223-1116	12-Jul-18	\$11,710,275	Condo	
150 Reade St	1-00141-0010	11-Jul-18	\$10,500,000	House	6,250
7 Hubert St #10B	1-00214-1230	31-Jul-18	\$9,500,000	Condo	3,253
290 West St #PHB	1-00595-1712	20-Sep-18	\$9,000,000	Condo	2,726
260 W Broadway #2C	1-00212-1003	30-Aug-18	\$8,955,908	Condo	7,070
260 W Broadway #1	1-00212-1003	30-Aug-18	\$8,955,908	Condo	7,070
62 Vestry St #5A	1-00223-1115	11-Jul-18	\$8,914,188	Condo	
24 Warren St	1-00135-0011	31-Jul-18	\$8,500,000	House	11,515
62 Vestry St #3A	1-00223-1103	25-Jul-18	\$7,954,500	Condo	
93 Reade St #PH	1-00145-1605	2-Jul-18	\$7,924,382	Condo	3,160
111 Murray St #24W	1-00142-1870	11-Sep-18	\$7,850,000	Condo	
111 Murray St #23W	1-00142-1867	24-Sep-18	\$7,600,000	Condo	
111 Murray St #21W	1-00142-1861	5-Sep-18	\$7,325,000	Condo	
111 Murray St #16W	1-00142-1846	26-Sep-18	\$7,250,000	Condo	
111 Murray St #20W	1-00142-1858	31-Aug-18	\$7,218,000	Condo	
111 Murray St #17W	1-00142-1849	6-Sep-18	\$7,153,206	Condo	
71 Murray St #11	1-00132-1312	18-Jul-18	\$7,000,000	Condo	4,002
250 West St #9D	1-00217-1280	5-Sep-18	\$6,922,500	Condo	2,505
56 Leonard St #26AE	1-00176-1067	19-Jul-18	\$6,500,000	Condo	
443 Greenwich St #1B	1-00222-1202	13-Aug-18	\$6,403,000	Condo	
111 Murray St #11W	1-00142-1828	17-Sep-18	\$6,084,044	Condo	
111 Murray St #15W	1-00142-1843	30-Aug-18	\$5,905,850	Condo	
19 Beach St #6	1-00212-1105	31-Jul-18	\$5,500,000	Condo	2,980
56 Leonard St #35AW	1-00176-1105	13-Aug-18	\$5,150,000	Condo	
250 West St #5C	1-00217-1241	1-Aug-18	\$5,110,994	Condo	2,322
250 West St #5B	1-00217-1240	1-Aug-18	\$5,089,006	Condo	2,317
66 Leonard St #11C	1-00173-1043	20-Sep-18	\$4,850,000	Condo	2,846
37 Murray St #5B	1-00133-1311	15-Aug-18	\$4,600,000	Condo	2,761
111 Murray St #24B	1-00142-1869	21-Sep-18	\$4,480,300	Condo	
30 Park Pl #58D	1-00123-1196	30-Aug-18	\$4,325,000	Condo	1,538
111 Murray St #19B	1-00142-1854	30-Aug-18	\$4,312,289	Condo	
53 N Moore St #PH-8D	1-00188-1247	2-Aug-18	\$4,300,000	Condo	3,033
30 Park Pl #53D	1-00123-1176	6-Aug-18	\$4,075,000	Condo	1,538
148-150 Franklin St #5	1-00189-0007	11-Jul-18	\$4,047,000	Coop	3,200
46 Lispenard St #2B	1-00194-1504	20-Jul-18	\$4,000,000	Condo	1,920
111 Murray St #20B	1-00142-1857	18-Sep-18	\$3,971,175	Condo	
166 Duane St #PHA	1-00141-1081	26-Jul-18	\$3,950,000	Condo	1,888
9-15 Murray St	1-00134-1128	2-Aug-18	\$3,918,000	Condo	2,688
111 Murray St #18B	1-00142-1851	13-Sep-18	\$3,869,350	Condo	
111 Murray St #17B	1-00142-1848	29-Aug-18	\$3,818,438	Condo	
111 Murray St #16B	1-00142-1845	23-Aug-18	\$3,818,438	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
66 Leonard St #4E	1-00173-1016	26-Jul-18	\$3,800,000	Condo	2,388
459 Washington St #6N	1-00595-1210	11-Jul-18	\$3,700,000	Condo	1,945
53 N Moore St #5E	1-00188-1231	19-Sep-18	\$3,687,500	Condo	1,887
101 Warren St #5H	1-00142-1514	12-Jul-18	\$3,660,000	Condo	2,114
459 Washington St #2S	1-00595-1203	23-Jul-18	\$3,625,000	Condo	2,097
403 Greenwich St #A	1-00214-1401	22-Aug-18	\$3,570,000	Condo	
106 Duane St #5	1-00150-1205	30-Jul-18	\$3,500,000	Condo	1,850
48-50 Walker St #PH6A	1-00194-1004	13-Jul-18	\$3,450,000	Coop	4,335
62 Beach St #5E	1-00188-1124	12-Jul-18	\$3,400,000	Condo	1,743
54 Warren St #2	1-00136-1302	7-Sep-18	\$3,250,000	Condo	2,349
42 White St #2	1-00193-1602	26-Jul-18	\$3,000,000	Condo	1,834
77 Warren St #5	1-00132-1605	26-Jul-18	\$2,975,000	Condo	1,510
462 Greenwich St #2	1-00224-1102	17-Aug-18	\$2,950,000	Condo	1,607
35 Vestry St #2	1-00219-1202	14-Sep-18	\$2,900,000	Condo	1,501
56 Leonard St #17AE	1-00176-1031	23-Jul-18	\$2,860,000	Condo	
84 Thomas St #2	1-00144-0023	3-Aug-18	\$2,850,000	Coop	2,000
95-113 Reade St #5N	1-00145-1102	13-Sep-18	\$2,850,000	Coop	
9-15 Murray St #5SE	1-00134-1103	31-Jul-18	\$2,800,000	Condo	2,084
111 Murray St #15A	1-00142-1839	20-Aug-18	\$2,724,275	Condo	
111 Murray St #10A	1-00142-1819	28-Aug-18	\$2,723,819	Condo	
100 Reade St #4A	1-00146-1014	18-Jul-18	\$2,695,000	Condo	1,550
111 Murray St #9A	1-00142-1814	17-Jul-18	\$2,596,538	Condo	
111 Murray St #8A	1-00142-1809	27-Aug-18	\$2,571,081	Condo	
111 Murray St #7A	1-00142-1804	12-Jul-18	\$2,545,625	Condo	
250 West St #6L	1-00217-1259	30-Jul-18	\$2,450,000	Condo	1,636
200 Chambers St #5D	1-00142-1191	31-Jul-18	\$2,450,000	Condo	1,214
8-12 Jay St #5C	1-00143-1002	27-Sep-18	\$2,380,000	Coop	
108 Duane St #4RW	1-00150-1310	12-Jul-18	\$2,350,000	Condo	1,265
416 Washington St #3J	1-00218-1149	6-Aug-18	\$2,350,000	Condo	1,278
53 N Moore St #2J	1-00188-1209	24-Aug-18	\$2,300,000	Condo	1,373
111 Murray St #10C	1-00142-1821	2-Aug-18	\$2,265,606	Condo	
111 Murray St #8C	1-00142-1811	26-Jul-18	\$2,214,694	Condo	
101 Warren St #1840	1-00142-1641	20-Jul-18	\$2,200,000	Condo	1,750
111 Murray St #7C	1-00142-1806	13-Aug-18	\$2,189,238	Condo	
111 Murray St #11C	1-00142-1826	2-Aug-18	\$2,189,238	Condo	
275 Greenwich St #6DS	1-00132-1063	9-Aug-18	\$2,150,000	Condo	2,342
1 Worth St #4F	1-00179-0011	25-Jul-18	\$2,125,000	Coop	1,500
303 Greenwich St #8D	1-00140-1068	9-Jul-18	\$2,095,000	Condo	1,301
395 Broadway #6E	1-00193-1020	20-Jul-18	\$2,020,000	Condo	1,200
472 Greenwich St #7	1-00595-0044	12-Sep-18	\$2,000,000	Coop	1,212
111 Murray St #12C	1-00142-1831	7-Sep-18	\$1,993,224	Condo	
101 Warren St #9F	1-00142-1534	17-Jul-18	\$1,980,000	Condo	979
161 Hudson St #5D	1-00215-1215	20-Aug-18	\$1,980,000	Condo	1,043
37 Warren St #2B	1-00133-2002	27-Sep-18	\$1,925,000	Condo	1,173
25 Murray St #3K	1-00134-1431	24-Jul-18	\$1,875,000	Condo	1,395
57 Reade St #9A	1-00149-1136	16-Aug-18	\$1,837,000	Condo	1,232
200 Chambers St #17F	1-00142-1258	25-Sep-18	\$1,650,000	Condo	752
111 Murray St #11D	1-00142-1827	31-Aug-18	\$1,598,653	Condo	
111 Murray St #10D	1-00142-1822	25-Jul-18	\$1,583,379	Condo	
111 Murray St #9D	1-00142-1817	27-Aug-18	\$1,568,105	Condo	



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