

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$5.5M

47% YoY

NO. OF TRANSACTIONS

95

34% YoY

MEDIAN PRICE/SQ.FT.

\$1,842

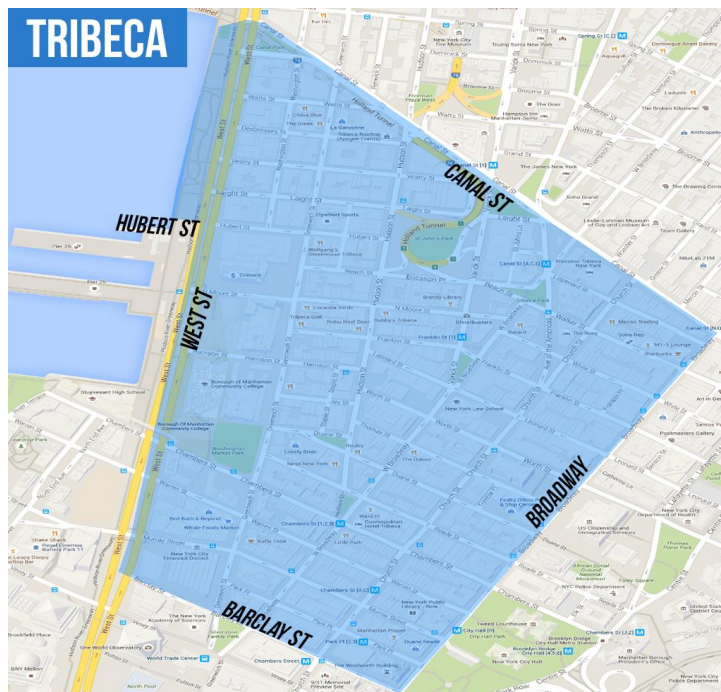
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

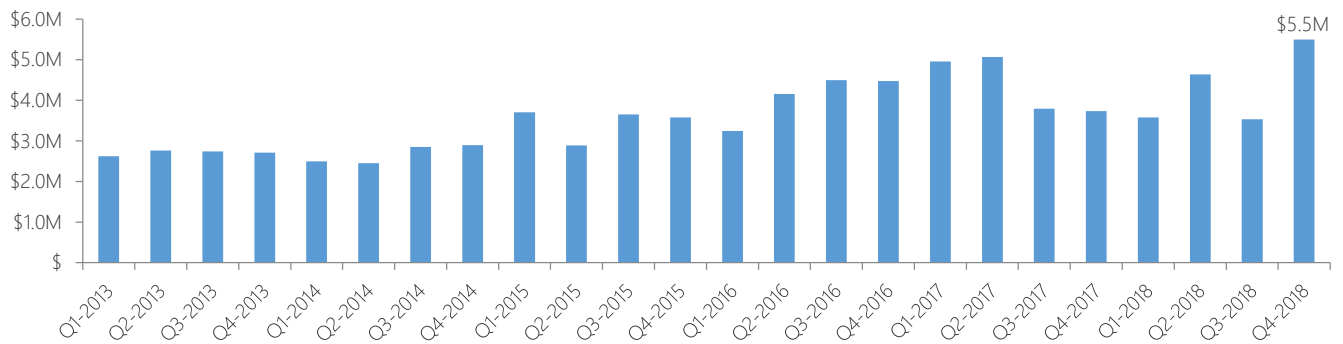
-7% YoY

NEIGHBORHOOD BOUNDARIES

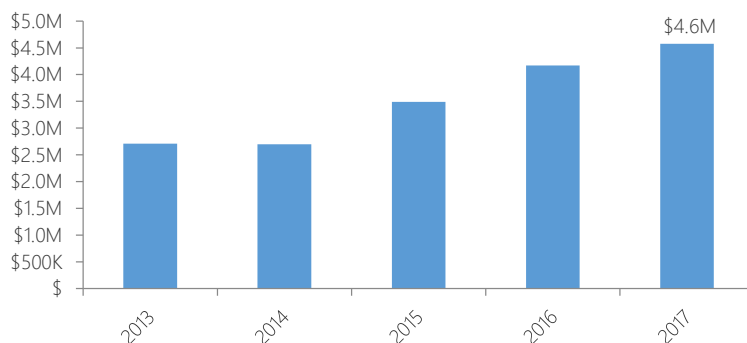


RESIDENTIAL STATS

Median Sale Price by Quarter

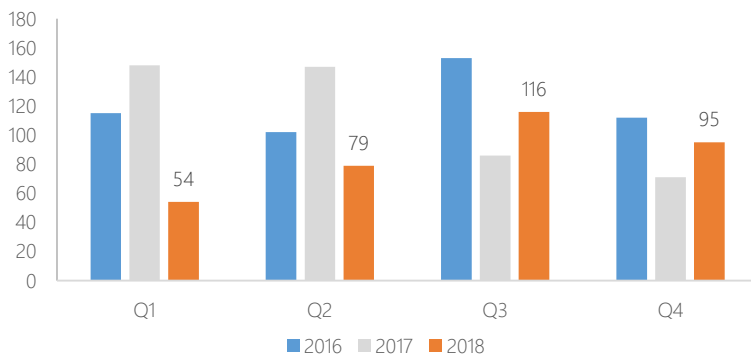


Median Sale Price by Year



Number of Transactions

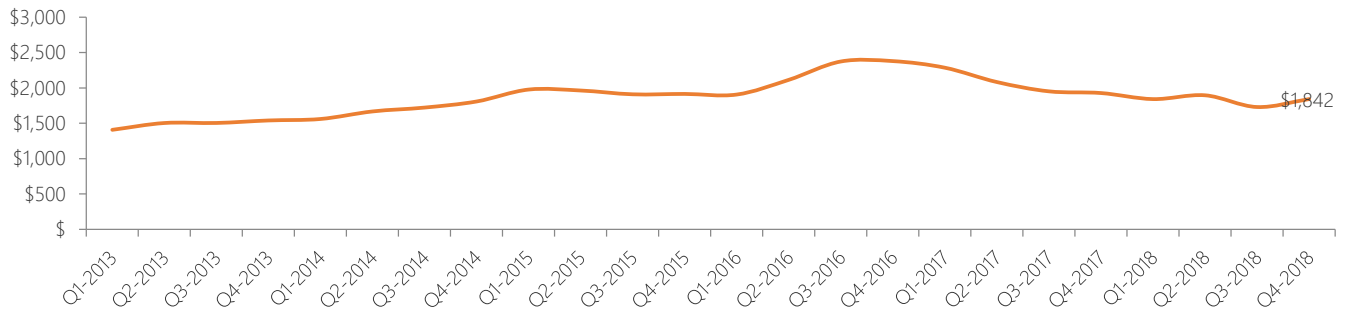
Quarter	2013	2014	2015	2016	2017	2018
Q1	105	110	63	115	148	54
Q2	138	83	70	102	147	79
Q3	104	79	91	153	86	116
Q4	80	52	66	112	71	95



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Median Sale Price per Square Foot

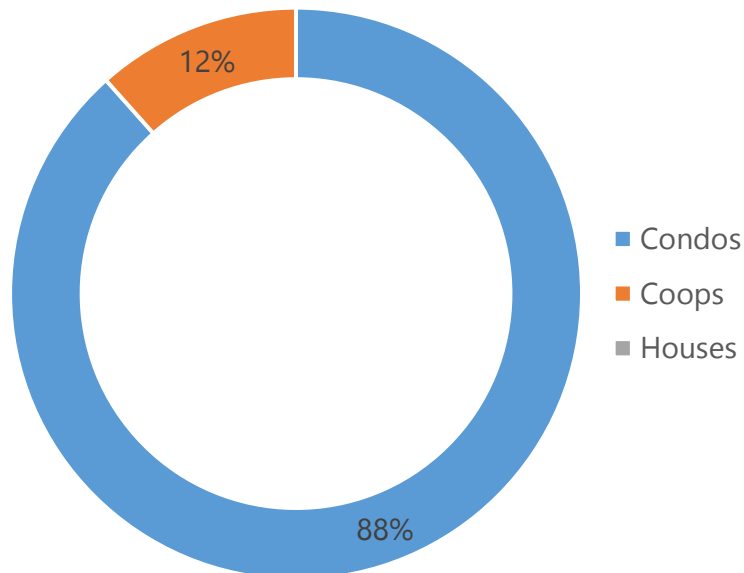


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$6,175,000	60%	\$1,876	-4%	84
Coops	\$2,100,000	-12%	\$1,369	7%	11
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 Vestry St #PHS	1-00223-1147	10-Dec-18	\$56,010,250	Condo	
62 Vestry St #PHN	1-00223-1146	20-Dec-18	\$40,735,500	Condo	
62 Vestry St #12N	1-00223-1145	23-Oct-18	\$25,462,250	Condo	
62 Vestry St #9S	1-00223-1138	14-Dec-18	\$21,412,500	Condo	
62 Vestry St #10S	1-00223-1141	2-Oct-18	\$18,805,000	Condo	
56 Leonard St #PH52B	1-00176-1140	21-Dec-18	\$15,460,849	Condo	
111 Murray St #57W	1-00142-1948	28-Dec-18	\$14,000,938	Condo	
11 Beach St #9B	1-00212-1425	9-Nov-18	\$12,200,000	Condo	
62 Vestry St #5D	1-00223-1118	14-Dec-18	\$11,255,500	Condo	
30 Park Pl #68A	1-00123-1229	28-Dec-18	\$11,000,000	Condo	3,699
13 Harrison St #2	1-00180-1352	18-Oct-18	\$9,400,000	Condo	8,442
443 Greenwich St #PHD	1-00222-1249	15-Nov-18	\$9,218,041	Condo	
111 Murray St #40W	1-00142-1912	14-Dec-18	\$8,700,000	Condo	
30 Park Pl #63A	1-00123-1213	30-Nov-18	\$8,454,563	Condo	2,803
11 Beach St #9A	1-00212-1424	16-Nov-18	\$8,425,000	Condo	
443 Greenwich St #4E	1-00222-1229	4-Oct-18	\$8,337,792	Condo	4,526
111 Murray St #30W	1-00142-1888	30-Oct-18	\$8,247,825	Condo	
111 Murray St #36W	1-00142-1900	11-Dec-18	\$8,069,631	Condo	
111 Murray St #25W	1-00142-1873	7-Nov-18	\$8,069,631	Condo	
111 Murray St #29W	1-00142-1885	30-Oct-18	\$8,069,631	Condo	
30 Park Pl #69B	1-00123-1233	12-Dec-18	\$8,000,000	Condo	2,631
111 Murray St #42W	1-00142-1918	19-Dec-18	\$7,738,700	Condo	
7 Hubert St #7C	1-00214-1224	14-Nov-18	\$7,450,000	Condo	2,542
111 Murray St #39W	1-00142-1909	29-Nov-18	\$7,431,189	Condo	
11 Beach St #4A	1-00212-1409	27-Nov-18	\$7,331,400	Condo	
429-435 Greenwich St #7C	1-00219-1025	8-Nov-18	\$7,200,000	Condo	2,667
92 Laight St #8A	1-00218-1124	7-Nov-18	\$7,175,000	Condo	2,666
56 Leonard St #35BW	1-00176-1102	16-Nov-18	\$7,150,000	Condo	
2 Park Pl #44A	1-00123-1025	22-Oct-18	\$7,142,600	Condo	2,425
62 Vestry St #5C	1-00223-1117	29-Nov-18	\$6,869,032	Condo	
111 Murray St #35W	1-00142-1897	14-Nov-18	\$6,771,363	Condo	
56 Leonard St #33BW	1-00176-1094	2-Oct-18	\$6,720,000	Condo	2,177
62 Beach St #3A	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
62 Beach St #3B	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
111 Murray St #34W	1-00142-1894	12-Nov-18	\$6,694,994	Condo	
443 Greenwich St #1D	1-00222-1204	28-Nov-18	\$6,621,680	Condo	
37 Warren St #PHA	1-00133-2018	26-Nov-18	\$6,600,000	Condo	2,899
149 Franklin St #3	1-00179-0061	20-Dec-18	\$6,500,000	Coop	
30 Park Pl #63B	1-00123-1214	7-Dec-18	\$6,300,000	Condo	2,213
152 Franklin St #6RES	1-00189-1405	1-Nov-18	\$6,260,000	Condo	3,510
56 Leonard St #23BW	1-00176-1054	19-Dec-18	\$6,250,000	Condo	
1 Park Pl #34B	1-00123-1010	8-Nov-18	\$6,100,000	Condo	2,548
169 Hudson St #4S	1-00219-1308	15-Oct-18	\$5,950,000	Condo	3,584
443 Greenwich St #2F	1-00222-1214	4-Oct-18	\$5,759,659	Condo	3,126
407 Greenwich St #5C	1-00214-1313	19-Nov-18	\$5,550,188	Condo	
78 Laight St #4A	1-00218-1205	11-Dec-18	\$5,500,000	Condo	2,994
111 Murray St #43B	1-00142-1920	21-Dec-18	\$5,300,000	Condo	
34 N Moore St	1-00189-0025	1-Nov-18	\$5,295,000	Coop	28,500
111 Murray St #41B	1-00142-1914	27-Dec-18	\$5,150,000	Condo	
416 Washington St #5G	1-00218-1160	29-Oct-18	\$5,000,000	Condo	2,421



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Address	BBL	Sale date	Sale price	Property type	Sqft
111 Murray St #36B	1-00142-1899	15-Nov-18	\$4,950,000	Condo	
111 Murray St #34B	1-00142-1893	30-Oct-18	\$4,938,513	Condo	
111 Murray St #33B	1-00142-1890	8-Nov-18	\$4,887,600	Condo	
56 Leonard St #23AW	1-00176-1057	4-Oct-18	\$4,725,000	Condo	1,691
55 White St #PHA	1-00175-1218	3-Dec-18	\$4,700,000	Condo	2,220
430 Greenwich St #4	1-00218-0009	24-Oct-18	\$4,413,000	Coop	3,000
37 Warren St #5A	1-00133-2009	1-Nov-18	\$4,395,000	Condo	2,366
101 Warren St #7B	1-00142-1519	26-Oct-18	\$4,345,000	Condo	2,184
111 Murray St #26B	1-00142-1875	24-Oct-18	\$4,276,650	Condo	
60 White St #2E	1-00193-2003	2-Nov-18	\$3,700,000	Condo	1,946
178 Franklin St #5	1-00187-0002	1-Oct-18	\$3,520,000	Coop	2,200
101 Warren St #910	1-00142-1585	30-Nov-18	\$3,440,000	Condo	2,004
25 N Moore St #4B	1-00190-1433	22-Oct-18	\$3,350,000	Condo	2,149
60 Thomas St #4	1-00147-1304	7-Dec-18	\$3,215,000	Condo	1,844
415 Greenwich St #8D	1-00215-1159	21-Dec-18	\$3,200,000	Condo	1,850
150-152 Chambers St #5WEST	1-00137-1210	21-Nov-18	\$3,095,000	Condo	1,454
2 Park Pl #44B	1-00123-1026	22-Oct-18	\$3,018,000	Condo	1,294
51 Walker St #7A	1-00193-1711	15-Oct-18	\$2,937,500	Condo	1,550
200 Chambers St #27E	1-00142-1240	26-Oct-18	\$2,830,000	Condo	1,344
25 Murray St #PH10D	1-00134-1483	15-Oct-18	\$2,750,000	Condo	2,015
200 Chambers St #26B	1-00142-1156	5-Oct-18	\$2,625,000	Condo	1,260
62 Vestry St #1A	1-00223-1102	5-Dec-18	\$2,549,625	Condo	
93 Worth St #605	1-00173-1152	4-Oct-18	\$2,525,000	Condo	1,362
8 Thomas St #1	1-00151-1002	17-Oct-18	\$2,500,000	Condo	2,902
12 Harrison St #2	1-00181-1202	29-Oct-18	\$2,300,000	Coop	1,800
111 Murray St #15C	1-00142-1841	16-Oct-18	\$2,291,063	Condo	
11 Jay St #4	1-00180-1151	16-Nov-18	\$2,100,000	Coop	1,700
66 Leonard St #2B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
66 Leonard St #3B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
474 Greenwich St #3N	1-00595-0041	12-Dec-18	\$2,000,000	Coop	1,370
38 N Moore St #8C	1-00189-1152	20-Dec-18	\$1,950,000	Coop	
112 Hudson St #5	1-00189-1205	6-Nov-18	\$1,825,000	Condo	1,103
30 Park Pl #39C	1-00123-1106	16-Nov-18	\$1,781,938	Condo	812
30 Park Pl #39G	1-00123-1110	16-Nov-18	\$1,713,546	Condo	733
258 Broadway #6E	1-00134-0025	20-Nov-18	\$1,480,000	Coop	
295 Greenwich St #6CN	1-00137-1064	18-Oct-18	\$980,000	Condo	684
181 Hudson St #7A	1-00222-1014	18-Dec-18	\$975,000	Condo	1,640
260 Broadway #2C	1-00135-1002	3-Dec-18	\$975,000	Coop	
260 Broadway #11A	1-00135-1002	30-Oct-18	\$950,000	Coop	
200 Chambers St #5R	1-00142-1341	31-Oct-18	\$905,000	Condo	577
295 Greenwich St #11ON	1-00137-1129	1-Oct-18	\$656,000	Condo	440



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