

# TRIBECA

A quarterly analysis of residential sales  
in TriBeCa, Manhattan

2nd Quarter 2019



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# Residential Market Report, 2nd Quarter 2019

## TriBeCa, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$4.41M**

-5% YoY

NO. OF TRANSACTIONS

**141**

78% YoY

MEDIAN PRICE/SQ.FT.

**\$1,902**

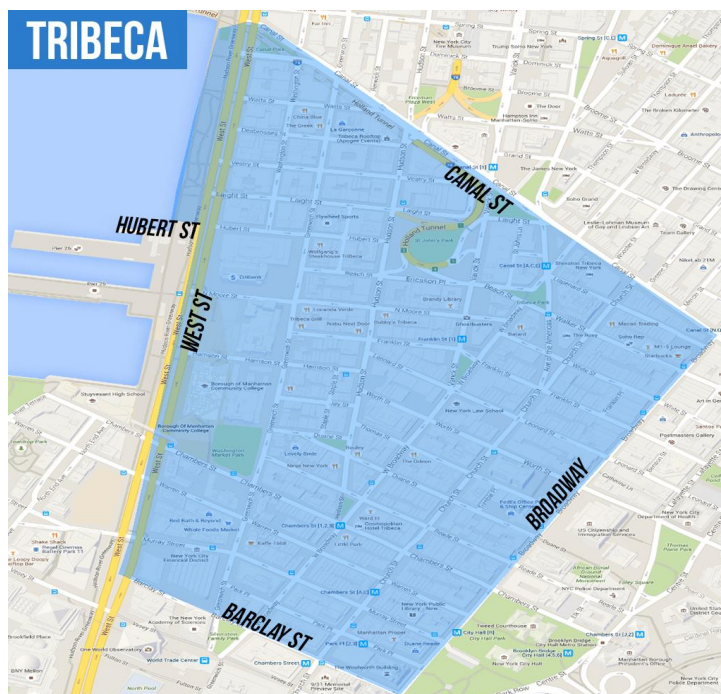
0% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.34M**

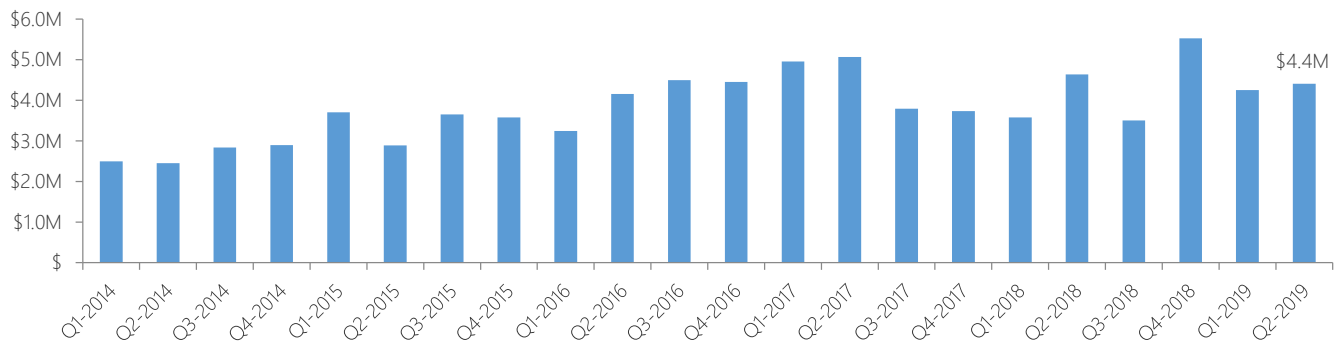
26% YoY

### NEIGHBORHOOD BOUNDARIES

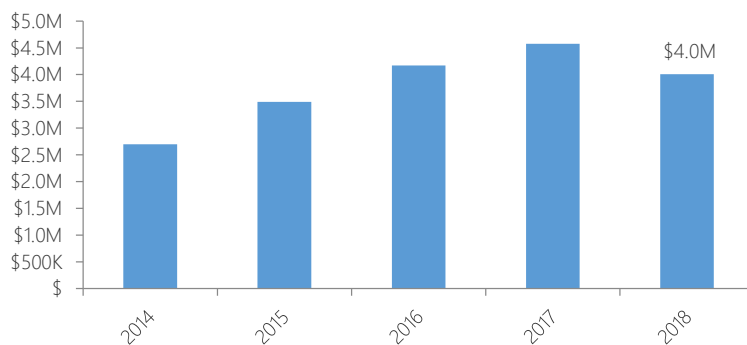


## RESIDENTIAL STATS

### Median Sale Price by Quarter

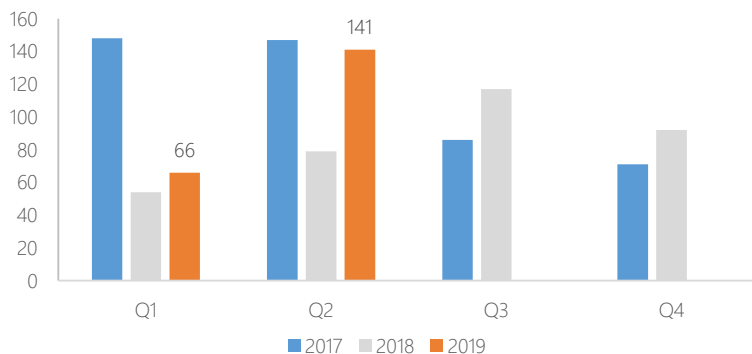


### Median Sale Price by Year



### Number of Transactions

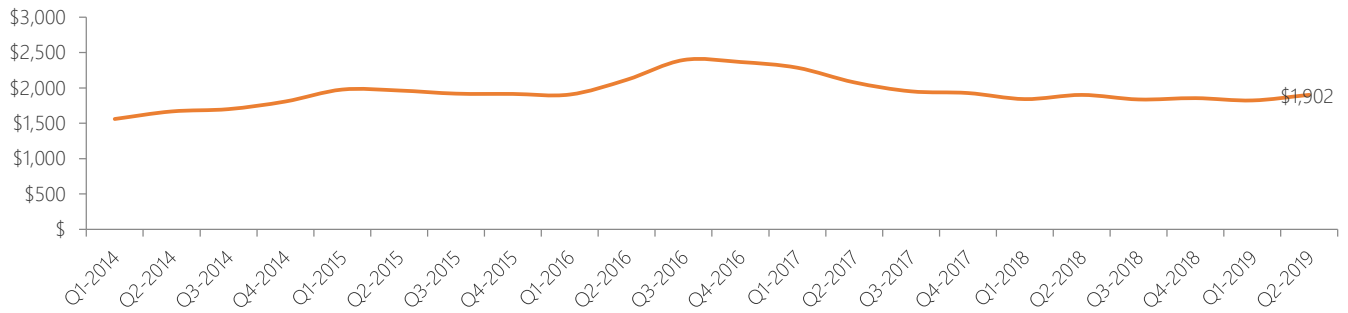
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 110  | 63   | 115  | 148  | 54   | 66   |
| Q2      | 83   | 70   | 102  | 147  | 79   | 141  |
| Q3      | 80   | 91   | 153  | 86   | 117  |      |
| Q4      | 52   | 66   | 113  | 71   | 92   |      |



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## Median Sale Price per Square Foot

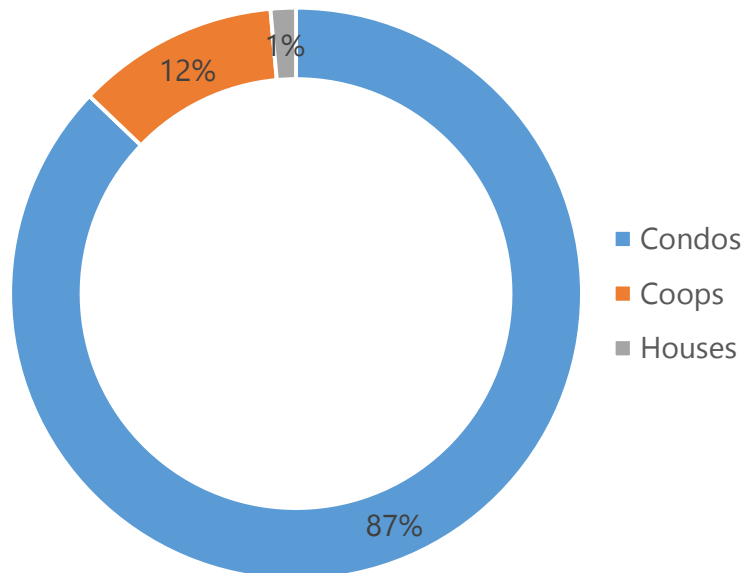


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$4,477,650       | -12%  | \$1,932                | -1%   | 122          |
| Coops         | \$2,800,000       | 20%   | \$1,374                | -2%   | 16           |
| Houses        | \$15,863,566      | 188%  | \$2,030                | 85%   | 2            |

### Number of Sales by Building Type





## TOP 100 TRANSACTIONS

| Address                | BBL          | Sale date | Sale price   | Property type | Sqft   |
|------------------------|--------------|-----------|--------------|---------------|--------|
| 2 N Moore St           | 1-00189-0039 | 25-Jun-19 | \$26,777,133 | House         | 10,916 |
| 56 Leonard St #PH53    | 1-00176-1141 | 3-Jun-19  | \$25,000,000 | Condo         |        |
| 71 Laight St #PHA      | 1-00217-1418 | 14-Jun-19 | \$19,500,000 | Condo         | 4,600  |
| 2 Park Pl #40A         | 1-00123-1021 | 18-Jun-19 | \$18,000,000 | Condo         | 5,830  |
| 11 Beach St #PHB       | 1-00212-1427 | 9-May-19  | \$16,525,000 | Condo         | 5,985  |
| 2 Park Pl #37A         | 1-00123-1015 | 27-Jun-19 | \$16,200,000 | Condo         |        |
| 101 Murray St #52W     | 1-00142-1940 | 28-Jun-19 | \$14,450,000 | Condo         |        |
| 101 Murray St #58W     | 1-00142-1950 | 16-May-19 | \$14,419,880 | Condo         |        |
| 30 Park Pl #77B        | 1-00123-1255 | 15-May-19 | \$13,750,000 | Condo         | 3,173  |
| 101 Murray St #59W     | 1-00142-1952 | 24-Apr-19 | \$13,750,000 | Condo         |        |
| 101 Murray St #48W     | 1-00142-1932 | 13-May-19 | \$12,285,731 | Condo         |        |
| 101 Murray St #50W     | 1-00142-1936 | 5-Apr-19  | \$12,200,000 | Condo         |        |
| 101 Murray St #45W     | 1-00142-1926 | 18-Apr-19 | \$12,040,000 | Condo         |        |
| 30 Park Pl #71A        | 1-00123-1238 | 27-Jun-19 | \$11,345,000 | Condo         | 3,699  |
| 101 Murray St #51E     | 1-00142-1937 | 27-Jun-19 | \$9,625,000  | Condo         |        |
| 101 Murray St #48E     | 1-00142-1931 | 24-Jun-19 | \$9,344,368  | Condo         |        |
| 101 Murray St #50E     | 1-00142-1935 | 25-Jun-19 | \$9,300,000  | Condo         |        |
| 101 Murray St #49E     | 1-00142-1933 | 24-Jun-19 | \$9,255,000  | Condo         |        |
| 145 Hudson St #7A      | 1-00214-1142 | 24-Jun-19 | \$9,250,000  | Condo         | 3,908  |
| 101 Murray St #47E     | 1-00142-1929 | 13-Jun-19 | \$9,062,425  | Condo         |        |
| 71 Laight St #3C       | 1-00217-1409 | 14-May-19 | \$9,000,000  | Condo         | 3,708  |
| 101 Murray St #46E     | 1-00142-1927 | 27-Jun-19 | \$8,904,596  | Condo         |        |
| 7 Hubert St #M5        | 1-00214-1205 | 17-Jun-19 | \$8,550,000  | Condo         | 4,464  |
| 412 Greenwich St #4D   | 1-00217-1425 | 10-Jun-19 | \$8,275,000  | Condo         | 3,243  |
| 67 Franklin St #6B     | 1-00174-1411 | 10-May-19 | \$7,900,000  | Condo         |        |
| 178 Franklin St #12    | 1-00187-0002 | 11-Jun-19 | \$7,500,000  | Coop          |        |
| 30 Park Pl #71B        | 1-00123-1239 | 10-May-19 | \$7,450,000  | Condo         | 2,631  |
| 56 Leonard St #16BE    | 1-00176-1028 | 24-Jun-19 | \$7,450,000  | Condo         |        |
| 67 Franklin St #4D     | 1-00174-1409 | 25-Apr-19 | \$7,079,588  | Condo         |        |
| 108-110 Franklin St #4 | 1-00178-0007 | 28-Jun-19 | \$6,950,000  | Coop          |        |
| 110 Hudson St #6       | 1-00189-1027 | 31-May-19 | \$6,791,300  | Condo         | 3,629  |
| 101 Murray St #42A     | 1-00142-1916 | 4-Jun-19  | \$6,465,888  | Condo         |        |
| 101 Murray St #43A     | 1-00142-1919 | 5-Jun-19  | \$6,368,000  | Condo         |        |
| 101 Murray St #41A     | 1-00142-1913 | 10-Jun-19 | \$6,200,000  | Condo         |        |
| 30 Park Pl #48A        | 1-00123-1151 | 26-Jun-19 | \$6,150,000  | Condo         | 2,219  |
| 101 Murray St #40A     | 1-00142-1910 | 31-May-19 | \$6,150,000  | Condo         |        |
| 101 Murray St #37A     | 1-00142-1901 | 3-Jun-19  | \$5,956,763  | Condo         |        |
| 30 Park Pl #46A        | 1-00123-1142 | 30-May-19 | \$5,945,000  | Condo         | 2,219  |
| 471 Washington St #5   | 1-00595-1507 | 18-Apr-19 | \$5,800,000  | Condo         | 3,578  |
| 443 Greenwich St #1F   | 1-00222-1206 | 24-Apr-19 | \$5,761,259  | Condo         |        |
| 101 Murray St #38A     | 1-00142-1904 | 28-Jun-19 | \$5,666,375  | Condo         |        |
| 290 West St #3B        | 1-00595-1704 | 4-Apr-19  | \$5,655,000  | Condo         | 2,241  |
| 67 Franklin St #2D     | 1-00174-1405 | 24-Jun-19 | \$5,575,000  | Condo         |        |
| 101 Murray St #36A     | 1-00142-1898 | 4-Jun-19  | \$5,563,350  | Condo         |        |
| 71 Laight St #1B       | 1-00217-1402 | 27-Jun-19 | \$5,550,000  | Condo         | 2,484  |
| 101 Murray St #35A     | 1-00142-1895 | 22-May-19 | \$5,511,838  | Condo         |        |
| 471 Washington St #6   | 1-00595-1508 | 20-Jun-19 | \$5,500,000  | Condo         | 2,928  |
| 101 Murray St #34A     | 1-00142-1892 | 4-Jun-19  | \$5,498,550  | Condo         |        |
| 101 Murray St #33A     | 1-00142-1889 | 5-Jun-19  | \$5,447,638  | Condo         |        |
| 250 West St #6C        | 1-00217-1251 | 26-Jun-19 | \$5,400,000  | Condo         | 2,322  |



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| Address                  | BBL          | Sale date | Sale price  | Property type | Sqft  |
|--------------------------|--------------|-----------|-------------|---------------|-------|
| 475 Greenwich St #6B     | 1-00594-1820 | 26-Jun-19 | \$5,300,000 | Condo         | 2,786 |
| 415 Greenwich St #5G     | 1-00215-1138 | 26-Jun-19 | \$5,250,000 | Condo         | 2,693 |
| 67 Franklin St #2A       | 1-00174-1402 | 21-May-19 | \$5,170,000 | Condo         |       |
| 39 Harrison St           | 1-00142-0018 | 26-Jun-19 | \$4,950,000 | House         | 3,080 |
| 27 N Moore St #3F        | 1-00190-1318 | 20-Jun-19 | \$4,900,000 | Condo         | 2,481 |
| 415 Greenwich St #3A     | 1-00215-1116 | 21-Jun-19 | \$4,760,000 | Condo         | 2,318 |
| 101 Murray St #8W        | 1-00142-1813 | 24-Jun-19 | \$4,650,000 | Condo         |       |
| 250 West St #11E         | 1-00217-1300 | 27-Jun-19 | \$4,636,900 | Condo         | 1,993 |
| 13-19 White St #5AD      | 1-00178-0025 | 27-Jun-19 | \$4,625,000 | Coop          |       |
| 92 Laight St #4A         | 1-00218-1110 | 22-Apr-19 | \$4,600,000 | Condo         | 2,221 |
| 101 Murray St #29A       | 1-00142-1883 | 8-May-19  | \$4,531,213 | Condo         |       |
| 101 Murray St #24A       | 1-00142-1868 | 8-May-19  | \$4,480,300 | Condo         |       |
| 67 Franklin St #2B       | 1-00174-1403 | 29-Apr-19 | \$4,475,000 | Condo         |       |
| 335 Greenwich St #6AB    | 1-00143-0021 | 7-Jun-19  | \$4,425,000 | Coop          | 3,600 |
| 41 Warren St #6          | 1-00133-1407 | 20-Jun-19 | \$4,420,000 | Condo         | 2,058 |
| 101 Murray St #25A       | 1-00142-1871 | 22-May-19 | \$4,405,500 | Condo         |       |
| 101 Murray St #35B       | 1-00142-1896 | 1-May-19  | \$4,380,000 | Condo         |       |
| 339-343 Greenwich St #4W | 1-00180-1406 | 8-May-19  | \$4,315,000 | Condo         | 2,116 |
| 101 Murray St #37B       | 1-00142-1902 | 20-Jun-19 | \$4,300,000 | Condo         |       |
| 67 Franklin St #2C       | 1-00174-1404 | 27-Jun-19 | \$4,300,000 | Condo         |       |
| 101 Murray St #27A       | 1-00142-1877 | 21-May-19 | \$4,260,000 | Condo         |       |
| 53 N Moore St #7D        | 1-00188-1244 | 19-Jun-19 | \$4,250,000 | Condo         | 2,803 |
| 101 Murray St #19A       | 1-00142-1853 | 20-May-19 | \$4,225,738 | Condo         |       |
| 27 N Moore St #5A        | 1-00190-1325 | 26-Jun-19 | \$4,200,000 | Condo         | 2,134 |
| 101 Murray St #21A       | 1-00142-1859 | 6-May-19  | \$4,184,238 | Condo         |       |
| 101 Murray St #20A       | 1-00142-1856 | 2-May-19  | \$4,159,031 | Condo         |       |
| 71 Laight St #4A         | 1-00217-1410 | 11-Apr-19 | \$4,100,000 | Condo         | 2,042 |
| 101 Murray St #29B       | 1-00142-1884 | 17-May-19 | \$4,100,000 | Condo         |       |
| 101 Murray St #23A       | 1-00142-1865 | 9-May-19  | \$4,093,751 | Condo         |       |
| 101 Murray St #18A       | 1-00142-1850 | 7-May-19  | \$3,966,175 | Condo         |       |
| 46 Lispenard St #3B      | 1-00194-1506 | 28-Jun-19 | \$3,950,000 | Condo         | 1,920 |
| 44 Walker St #5          | 1-00194-1102 | 20-Jun-19 | \$3,900,000 | Coop          | 2,000 |
| 8 Warren St #8           | 1-00135-1313 | 23-Apr-19 | \$3,900,000 | Condo         | 2,378 |
| 28 Laight St #1C         | 1-00220-1203 | 8-Apr-19  | \$3,850,000 | Condo         | 3,428 |
| 416 Washington St #2I    | 1-00218-1142 | 1-May-19  | \$3,775,000 | Condo         | 1,912 |
| 101 Warren St #11L       | 1-00142-1550 | 28-Jun-19 | \$3,771,050 | Condo         | 2,332 |
| 92 Laight St #9B         | 1-00218-1128 | 26-Jun-19 | \$3,650,000 | Condo         | 1,710 |
| 288 West St #3W          | 1-00595-0006 | 27-Jun-19 | \$3,500,000 | Coop          | 1,800 |
| 37 Warren St #4C         | 1-00133-2008 | 28-Jun-19 | \$3,475,000 | Condo         | 1,947 |
| 459 Washington St #6S    | 1-00595-1211 | 28-May-19 | \$3,460,000 | Condo         | 2,097 |
| 166 Duane St #4C         | 1-00141-1060 | 10-Apr-19 | \$3,400,000 | Condo         | 2,311 |
| 9-15 Murray St #9NE      | 1-00134-1112 | 9-Apr-19  | \$3,350,000 | Condo         | 2,258 |
| 165 Duane St #8C         | 1-00143-0001 | 24-Jun-19 | \$3,325,000 | Coop          | 1,850 |
| 49 Warren St #1E         | 1-00133-1503 | 29-May-19 | \$3,125,000 | Condo         | 4,032 |
| 27 N Moore St #4D        | 1-00190-1322 | 29-May-19 | \$3,050,000 | Condo         | 1,699 |
| 27 N Moore St #2B        | 1-00190-1308 | 28-Jun-19 | \$3,000,000 | Condo         | 1,690 |
| 399 Washington St #2     | 1-00217-0011 | 26-Jun-19 | \$2,800,000 | Coop          |       |
| 56 Leonard St #15AE      | 1-00176-1023 | 6-Jun-19  | \$2,708,040 | Condo         |       |
| 37 Walker St #3          | 1-00193-1303 | 23-Apr-19 | \$2,700,000 | Condo         | 1,978 |
| 30 Park Pl #46C          | 1-00123-1144 | 6-Jun-19  | \$2,600,000 | Condo         | 1,108 |



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