

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.32M

-34% YoY

NO. OF TRANSACTIONS

84

-28% YoY

MEDIAN PRICE/SQ.FT.

\$1,618

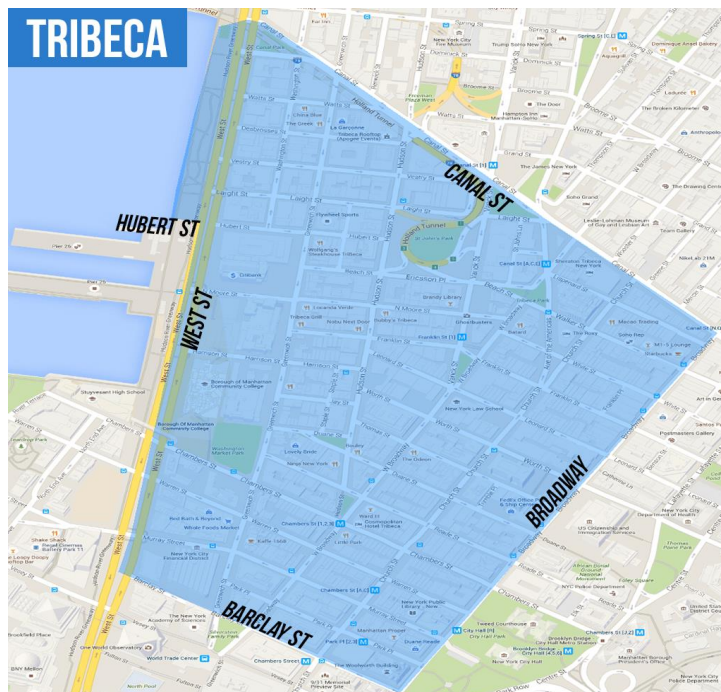
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

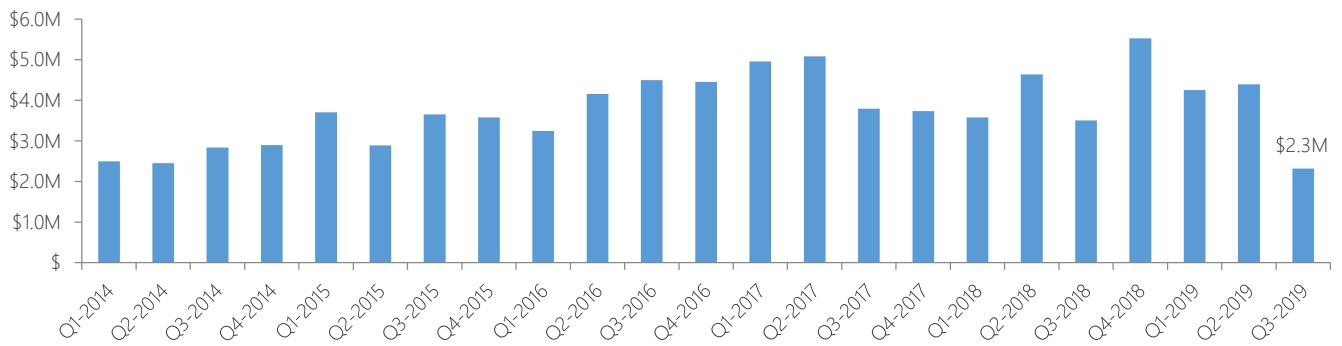
-9% YoY

NEIGHBORHOOD BOUNDARIES

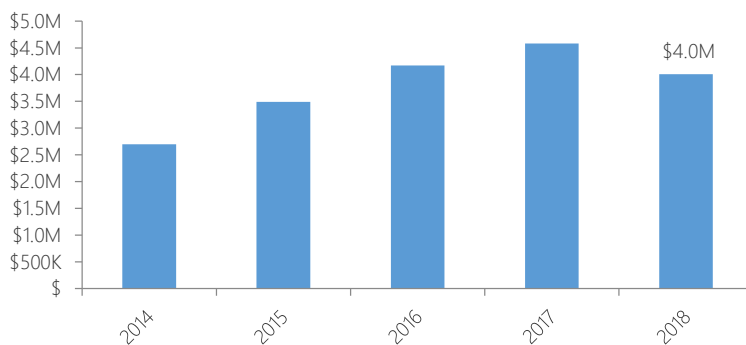


RESIDENTIAL STATS

Median Sale Price by Quarter

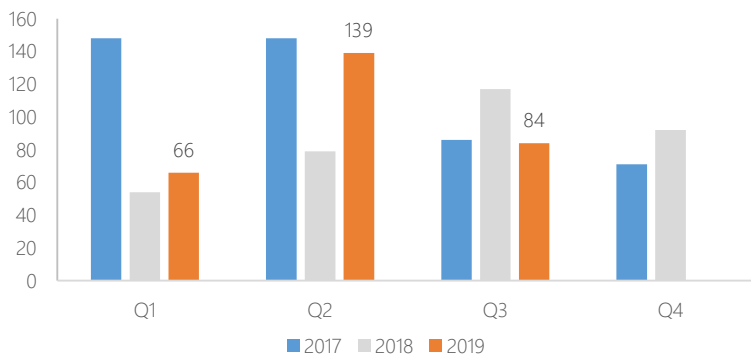


Median Sale Price by Year



Number of Transactions

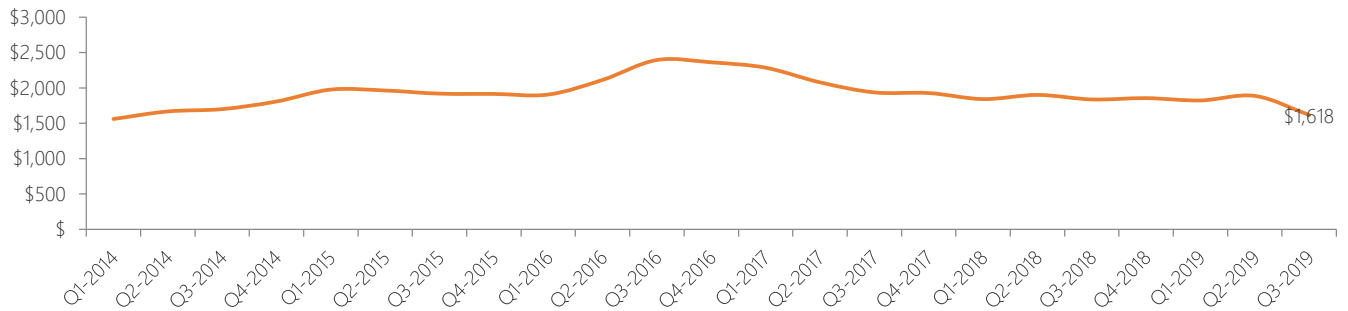
Quarter	2014	2015	2016	2017	2018	2019
Q1	110	63	115	148	54	66
Q2	83	70	102	148	79	139
Q3	80	91	153	86	117	84
Q4	52	66	113	71	92	



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Median Sale Price per Square Foot

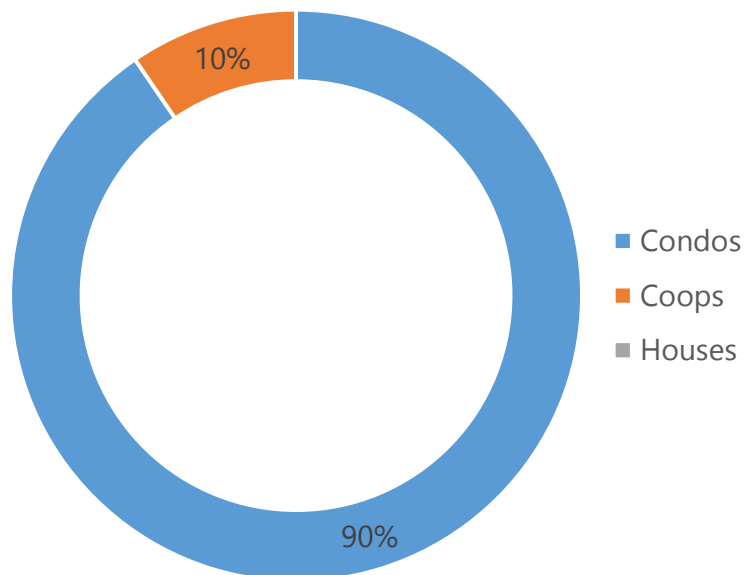


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,347,851	-36%	\$1,687	-11%	76
Coops	\$1,875,000	-21%	\$1,173	-13%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
7 Hubert St #8B	1-00214-1226	18-Sep-19	\$9,050,000	Condo	3,253
415 Greenwich St #3F	1-00215-1121	15-Aug-19	\$5,300,000	Condo	2,452
101 Murray St #10W	1-00142-1823	27-Aug-19	\$5,000,000	Condo	
12 Warren St #6	1-00135-1807	24-Sep-19	\$4,850,000	Condo	
415 Greenwich St #5C	1-00215-1134	25-Jul-19	\$4,700,000	Condo	2,261
101 Murray St #40B	1-00142-1911	27-Sep-19	\$4,430,000	Condo	
101 Murray St #30B	1-00142-1887	25-Sep-19	\$4,150,000	Condo	
101 Murray St #28A	1-00142-1880	27-Sep-19	\$4,100,000	Condo	
250 West St #5G	1-00217-1245	2-Jul-19	\$4,094,000	Condo	1,973
101 Murray St #22B	1-00142-1863	29-Jul-19	\$3,975,000	Condo	
101 Murray St #22A	1-00142-1862	29-Jul-19	\$3,900,000	Condo	
66 Leonard St #7A	1-00173-1025	24-Jul-19	\$3,860,000	Condo	2,319
88 Laight St #4	1-00218-1004	18-Jul-19	\$3,737,000	Condo	2,050
7 Hubert St #4D	1-00214-1215	21-Aug-19	\$3,600,000	Condo	1,787
39 White St #3	1-00175-1102	31-Jul-19	\$3,200,000	Coop	1,925
112 Franklin St #3	1-00178-1002	13-Aug-19	\$3,010,000	Coop	2,000
200 Chambers St #6C	1-00142-1164	15-Jul-19	\$2,999,995	Condo	1,534
335 Greenwich St #14A	1-00143-0021	1-Aug-19	\$2,950,000	Coop	
92 Warren St #1	1-00137-1301	19-Sep-19	\$2,940,000	Condo	2,219
51 Walker St #8B	1-00193-1714	18-Jul-19	\$2,930,000	Condo	1,642
200 Chambers St #18G	1-00142-1287	30-Sep-19	\$2,580,000	Condo	1,345
260 W Broadway #56E	1-00212-1018	26-Jul-19	\$2,522,500	Condo	1,365
148 Chambers St #5	1-00137-1405	9-Jul-19	\$2,400,000	Condo	1,582
148 Chambers St #6	1-00137-1406	31-Jul-19	\$2,312,500	Condo	1,582
260 W Broadway #6G	1-00212-1025	8-Jul-19	\$2,250,000	Condo	1,334
395 Broadway #13E	1-00193-1055	29-Aug-19	\$2,150,000	Condo	1,200
74 Reade St #4E	1-00150-0010	7-Aug-19	\$2,050,000	Coop	
181 Hudson St #5B	1-00222-1007	27-Sep-19	\$1,901,000	Condo	1,432
78 Leonard St #2G	1-00173-1318	8-Aug-19	\$1,777,000	Condo	1,286
177 Duane St #2W	1-00143-1103	9-Aug-19	\$1,700,000	Coop	1,700
71 Reade St #RU-3C	1-00149-1207	9-Sep-19	\$1,525,000	Condo	845
275 Greenwich St #11ES	1-00132-1129	24-Sep-19	\$1,525,000	Condo	1,026
258 Broadway #6D	1-00134-0025	22-Aug-19	\$1,130,000	Coop	1,008
275 Greenwich St #11DS	1-00132-1128	19-Sep-19	\$965,000	Condo	709
275 Greenwich St #8DS	1-00132-1091	30-Aug-19	\$937,500	Condo	709
126 Chambers St #5	1-00136-0019	22-Jul-19	\$775,000	Coop	1,350
295 Greenwich St #11MN	1-00137-1127	16-Jul-19	\$775,000	Condo	479
184 Franklin St #6	1-00187-0005	24-Jul-19	\$735,000	Coop	600
295 Greenwich St #3ON	1-00137-1030	1-Aug-19	\$675,000	Condo	464
93 Worth St #305	1-00173-1122	15-Jul-19	\$462,500	Condo	495



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