

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.63M

-52% YoY

NO. OF TRANSACTIONS

114

24% YoY

MEDIAN PRICE/SQ.FT.

\$1,894

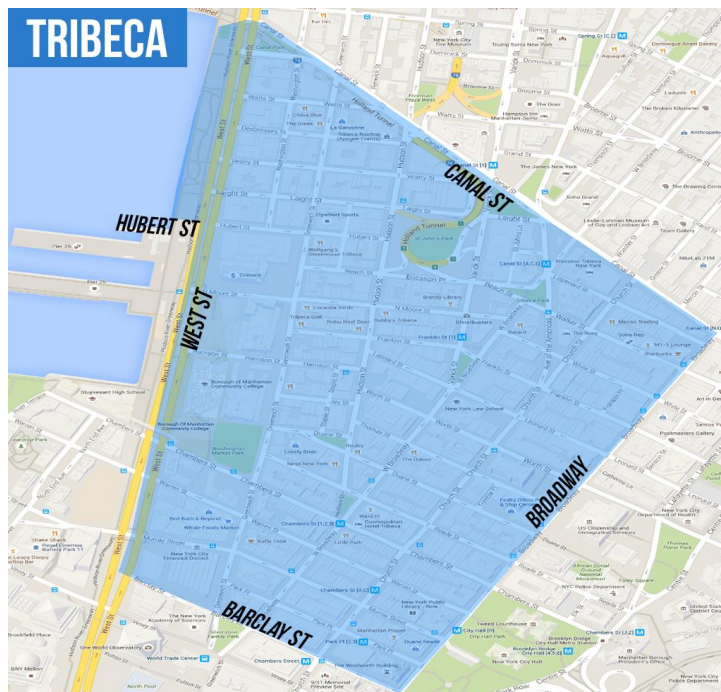
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

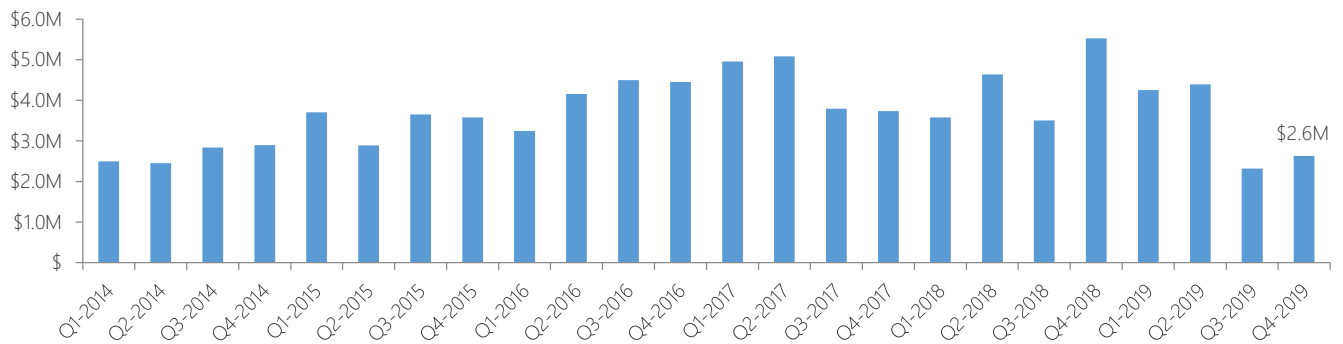
-1% YoY

NEIGHBORHOOD BOUNDARIES

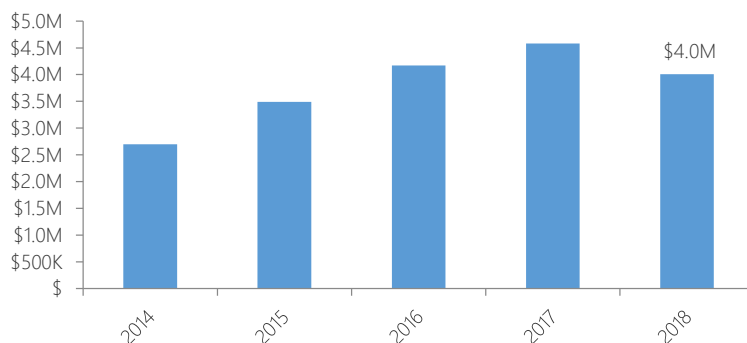


RESIDENTIAL STATS

Median Sale Price by Quarter

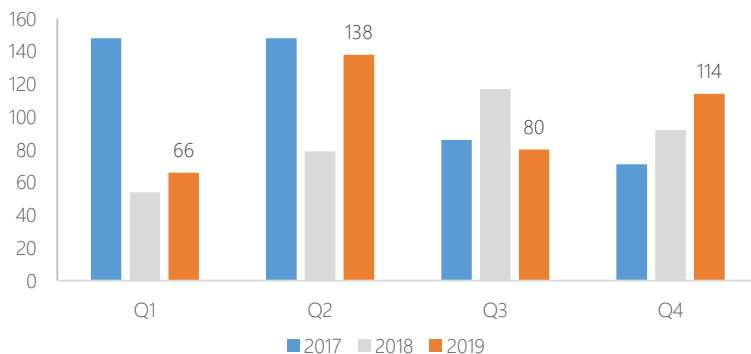


Median Sale Price by Year



Number of Transactions

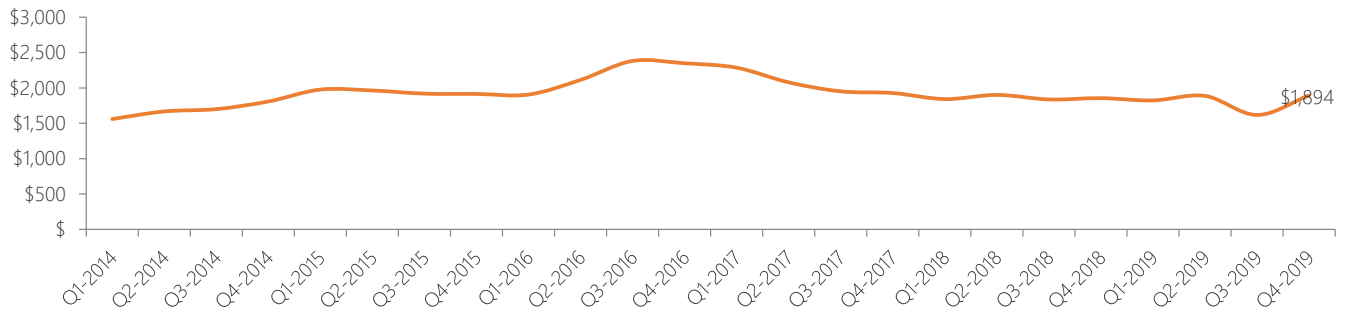
Quarter	2014	2015	2016	2017	2018	2019
Q1	110	63	115	148	54	66
Q2	83	70	102	148	79	138
Q3	80	91	153	86	117	80
Q4	52	66	113	71	92	114



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Median Sale Price per Square Foot

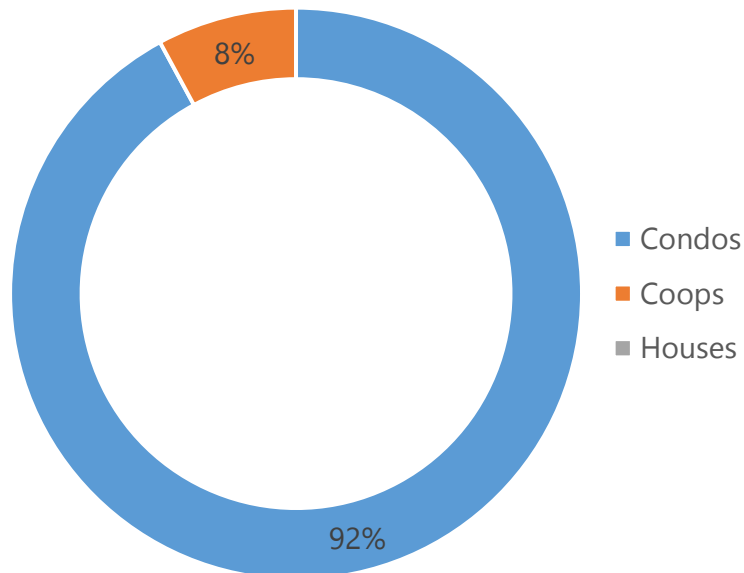


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,588,799	-59%	\$1,904	-2%	105
Coops	\$2,743,750	31%	\$1,463	7%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
101 Murray St #55W	1-00142-1946	27-Dec-19	\$14,250,000	Condo	
101 Murray St #51W	1-00142-1938	1-Nov-19	\$9,018,772	Condo	
70 Vestry St #6A	1-00223-1121	5-Dec-19	\$8,955,350	Condo	
166 Duane St #11B	1-00141-1080	18-Oct-19	\$8,275,000	Condo	4,208
101 Warren St #2840	1-00142-1700	14-Nov-19	\$8,250,000	Condo	3,772
443 Greenwich St #3G	1-00222-1222	3-Oct-19	\$7,500,000	Condo	3,022
2 Park Pl #34A	1-00123-1009	30-Dec-19	\$6,750,000	Condo	3,282
79 Laight St #3A	1-00217-1012	10-Oct-19	\$6,700,000	Condo	3,555
52 Lispenard St #5	1-00194-1706	10-Oct-19	\$6,700,000	Condo	3,347
56 Leonard St #29BW	1-00176-1078	13-Nov-19	\$6,330,000	Condo	2,177
101 Murray St #38W	1-00142-1906	15-Nov-19	\$5,750,000	Condo	
92 Laight St #6A	1-00218-1118	18-Oct-19	\$5,675,000	Condo	2,666
56 Leonard St #11AW	1-00176-1013	27-Dec-19	\$5,450,000	Condo	2,309
30 Park Pl #51E	1-00123-1168	8-Oct-19	\$5,050,000	Condo	1,794
100 Hudson St #9BCD	1-00179-0056	22-Oct-19	\$4,850,000	Coop	
56 Leonard St #30BE	1-00176-1084	8-Oct-19	\$4,775,000	Condo	1,668
335 Greenwich St #4B	1-00143-0021	12-Dec-19	\$4,750,000	Coop	
44 Laight St #1B	1-00220-1102	8-Nov-19	\$4,675,000	Condo	4,125
56 Leonard St #21AW	1-00176-1049	14-Nov-19	\$4,635,000	Condo	
101 Murray St #39B	1-00142-1908	4-Oct-19	\$4,375,000	Condo	
148 Chambers St #PH	1-00137-1407	17-Dec-19	\$4,150,000	Condo	2,251
37 Warren St #4A	1-00133-2007	1-Nov-19	\$4,050,000	Condo	2,366
66 Leonard St #8B	1-00173-1030	28-Oct-19	\$4,000,000	Condo	2,813
101 Murray St #25B	1-00142-1872	4-Oct-19	\$3,875,000	Condo	
101 Murray St #30B	1-00142-1887	25-Nov-19	\$3,800,000	Condo	
157 Chambers St #6C	1-00140-1415	20-Nov-19	\$3,750,000	Condo	1,860
101 Murray St #23B	1-00142-1866	22-Nov-19	\$3,750,000	Condo	
101 Murray St #42B	1-00142-1917	15-Nov-19	\$3,697,500	Condo	
250 West St #5E	1-00217-1243	24-Oct-19	\$3,620,000	Condo	1,888
101 Murray St #30A	1-00142-1886	15-Nov-19	\$3,527,500	Condo	
101 Murray St #38B	1-00142-1905	15-Nov-19	\$3,527,500	Condo	
101 Murray St #26A	1-00142-1874	15-Nov-19	\$3,315,000	Condo	
260 W Broadway #3D	1-00212-1054	1-Nov-19	\$3,301,000	Condo	1,671
101 Murray St #27B	1-00142-1878	15-Nov-19	\$3,272,500	Condo	
157 Chambers St #9B	1-00140-1423	11-Oct-19	\$3,085,000	Condo	1,500
137 Duane St #2E	1-00147-1710	23-Oct-19	\$2,995,000	Condo	2,982
142 Duane St #4A	1-00146-0018	30-Dec-19	\$2,925,000	Coop	2,000
41 Worth St #5E	1-00176-0010	11-Oct-19	\$2,787,500	Coop	
76 Laight St #1	1-00218-0002	20-Dec-19	\$2,700,000	Coop	
49 Warren St #5E	1-00133-1511	21-Nov-19	\$2,427,000	Condo	1,859
57 Reade St #19B	1-00149-1178	20-Nov-19	\$2,400,000	Condo	1,294
101 Murray St #12A	1-00142-1829	4-Oct-19	\$2,250,000	Condo	
30 Park Pl #39B	1-00123-1105	21-Nov-19	\$2,100,000	Condo	944
80 Chambers St #12D	1-00135-1230	7-Nov-19	\$2,075,000	Condo	1,640
101 Murray St #15B	1-00142-1840	31-Oct-19	\$1,900,000	Condo	
100 Hudson St #9E	1-00179-0056	20-Dec-19	\$1,900,000	Coop	
101 Murray St #10B	1-00142-1820	7-Nov-19	\$1,800,000	Condo	
275 Greenwich St #11AS	1-00132-1125	30-Dec-19	\$1,730,000	Condo	1,102
90 Hudson St #6A	1-00179-0017	13-Dec-19	\$1,615,000	Coop	
39 N Moore St #1A	1-00190-1012	20-Dec-19	\$1,508,000	Condo	1,205



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Address	BBL	Sale date	Sale price	Property type	Sqft
93 Worth St #403	1-00173-1131	27-Dec-19	\$1,480,000	Condo	773
101 Murray St #8B	1-00142-1810	15-Nov-19	\$1,462,000	Condo	
200 Chambers St #5G	1-00142-1275	19-Dec-19	\$1,368,880	Condo	719
200 Chambers St #7E	1-00142-1221	30-Dec-19	\$1,350,000	Condo	751
130 Watts St #4N	1-00595-1108	19-Dec-19	\$1,272,813	Condo	1,990
200 Chambers St #3M	1-00142-1315	31-Dec-19	\$1,255,000	Condo	625
275 Greenwich St #6OSNS	1-00132-1073	15-Oct-19	\$1,200,000	Condo	1,058
93 Worth St #411	1-00173-1139	31-Dec-19	\$1,100,000	Condo	611
275 Greenwich St #4DS	1-00132-1034	11-Dec-19	\$930,000	Condo	709
74 Reade St #2EF	1-00150-0010	25-Nov-19	\$800,000	Coop	
275 Greenwich St #5PS	1-00132-1059	25-Nov-19	\$650,000	Condo	422



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