

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

TriBeCa, Manhattan

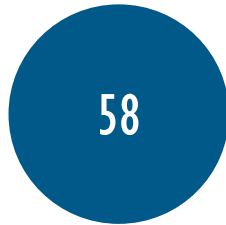
SUMMARY

MEDIAN SALE PRICE



-26% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



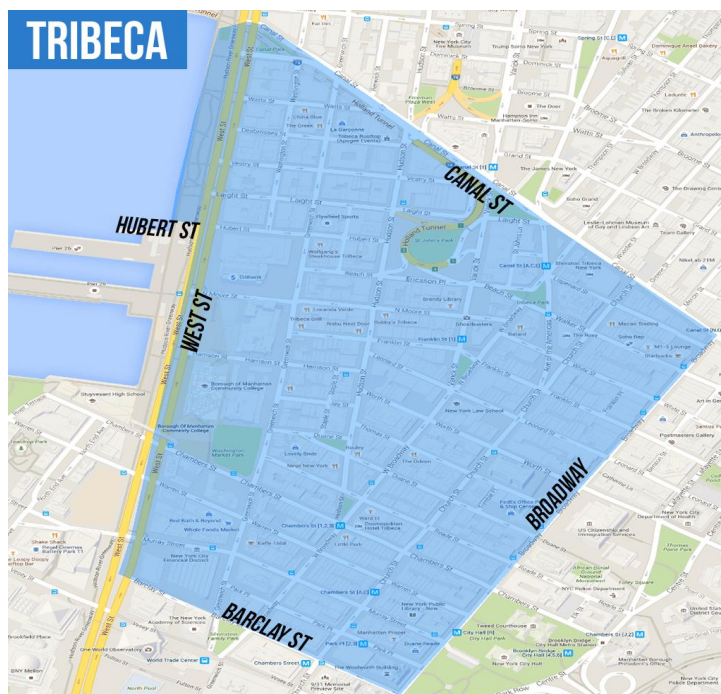
-14% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

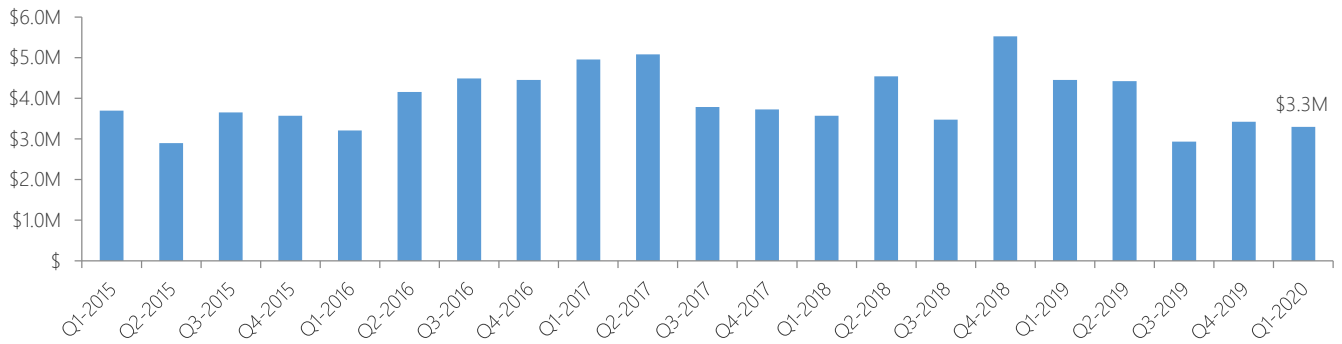


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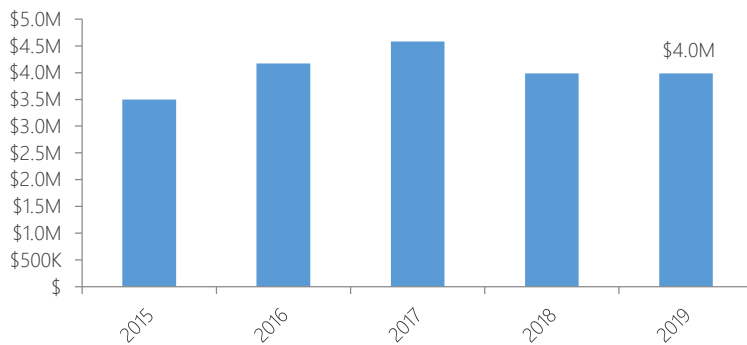


RESIDENTIAL STATS

Median Sale Price by Quarter

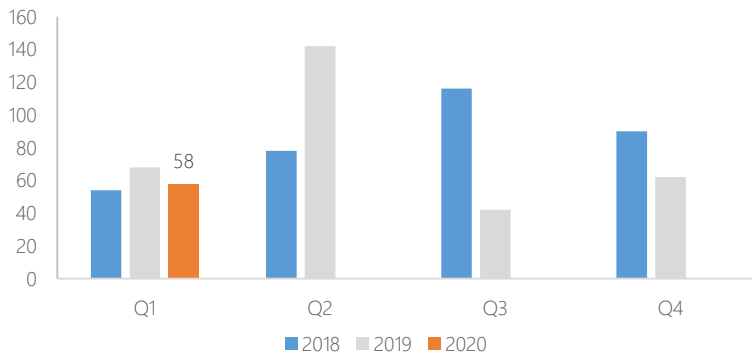


Median Sale Price by Year



Number of Transactions

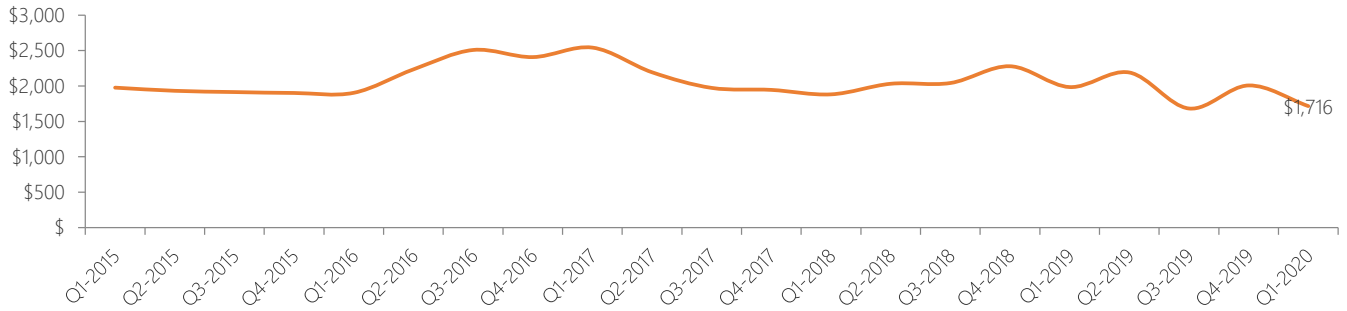
Quarter	2015	2016	2017	2018	2019	2020
Q1	63	114	148	54	68	58
Q2	69	100	148	78	142	
Q3	91	153	86	116	42	
Q4	66	111	71	90	62	



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Median Sale Price per Square Foot

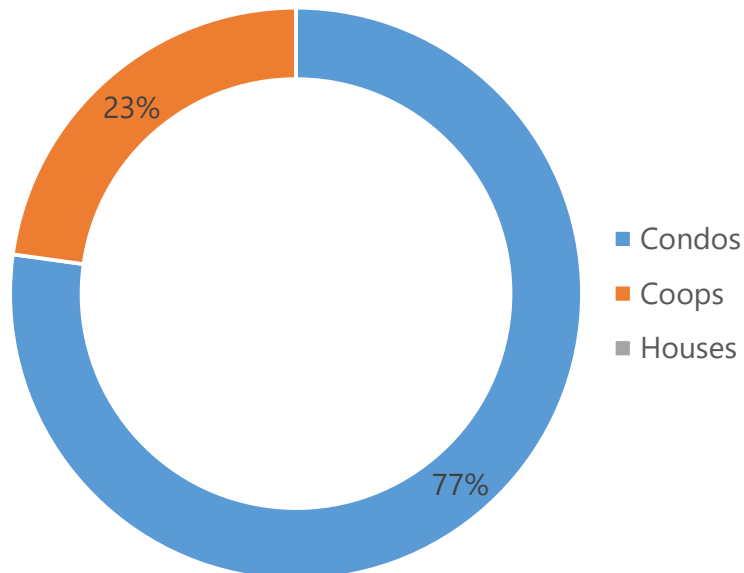


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,375,000	-35%	\$1,764	-13%	44
Coops	\$3,149,950	38%	\$1,500	-4%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
92 Laight St #PH A	1-00218-1137	21-Jan-20	\$15,800,000	Condo	6,174
443 Greenwich St #2A	1-00222-1209	21-Jan-20	\$14,700,000	Condo	3,643
30 Park Pl #70A	1-00123-1235	15-Jan-20	\$10,500,000	Condo	3,699
443 Greenwich St #3B	1-00222-1219	12-Feb-20	\$10,300,000	Condo	3,014
260 W Broadway #11C	1-00212-1052	16-Mar-20	\$8,375,000	Condo	2,246
8 Jay St #4	1-00143-1002	7-Feb-20	\$7,500,000	Coop	
7 Hubert St #8A	1-00214-1225	7-Feb-20	\$6,800,000	Condo	2,758
88 Franklin St #3	1-00175-1403	13-Mar-20	\$6,700,000	Condo	4,001
101 Murray St #29W	1-00142-1885	3-Mar-20	\$6,678,300	Condo	2,685
11 Beach St #8C	1-00212-1423	15-Jan-20	\$6,100,000	Condo	3,108
39 Lispenard St #2	1-00210-1001	16-Jan-20	\$6,000,000	Condo	5,045
46 White St #6	1-00193-1806	17-Jan-20	\$5,575,000	Condo	3,242
72 Reade St #2S	1-00150-1012	28-Feb-20	\$5,525,000	Condo	3,670
55 N Moore St #3	1-00188-0001	23-Jan-20	\$5,170,000	Coop	
260 W Broadway #10B	1-00212-1046	11-Mar-20	\$4,999,500	Condo	1,431
101 Murray St #9W	1-00142-1818	2-Mar-20	\$4,900,000	Condo	2,217
56 Leonard St #W 31A	1-00176-1089	9-Jan-20	\$4,872,000	Condo	1,624
54 White St #2	1-00193-0006	20-Feb-20	\$4,850,000	Coop	
415 Greenwich St #3G	1-00215-1122	7-Feb-20	\$4,750,000	Condo	2,693
34 Laight St #5N	1-00220-0026	13-Feb-20	\$4,075,000	Coop	
101 Murray St #33B	1-00142-1890	27-Jan-20	\$4,055,000	Condo	1,666
92 Warren St #2W/3W	1-00137-1302	28-Feb-20	\$3,875,000	Condo	2,378
101 Warren St #1450	1-00142-1620	10-Mar-20	\$3,720,000	Condo	1,920
416 Washington St #4E	1-00218-1151	23-Jan-20	\$3,675,000	Condo	2,517
90 Franklin St #8S	1-00175-1317	17-Jan-20	\$3,500,000	Condo	2,633
465-469 Greenwich St #1254	1-00225-1002	13-Mar-20	\$3,405,000	Coop	
250 West St #4E	1-00217-1232	6-Mar-20	\$3,375,000	Condo	1,888
270 Broadway #17A	1-00135-1254	7-Jan-20	\$3,300,000	Condo	2,780
55 Hudson St #7E	1-00143-0004	13-Mar-20	\$3,300,000	Coop	2,200
62 Beach St #5F	1-00188-1125	16-Jan-20	\$3,150,000	Condo	1,540
415 Greenwich St #5E	1-00215-1136	31-Jan-20	\$3,105,000	Condo	1,751
79 Worth St #4C	1-00173-1309	30-Mar-20	\$3,100,000	Condo	1,856
50 Walker St #6B	1-00194-1004	11-Mar-20	\$2,999,900	Coop	1,700
295 Greenwich St #N 10B	1-00137-1110	27-Jan-20	\$2,940,000	Condo	1,993
130 Watts St #1N	1-00595-1102	14-Jan-20	\$2,675,000	Condo	1,998
38 Warren St #8C	1-00136-1123	27-Jan-20	\$2,251,338	Condo	1,850
258 Broadway #2A	1-00134-0025	5-Mar-20	\$2,250,000	Coop	1,700
70 Thomas St #2	1-00147-0018	3-Mar-20	\$2,200,000	Coop	
12 Warren St #TH S	1-00135-1801	27-Feb-20	\$2,102,560	Condo	3,522
58 Thomas St #4	1-00147-1504	16-Mar-20	\$2,075,000	Condo	1,536
57 Reade St #19A	1-00149-1177	26-Feb-20	\$2,025,000	Condo	1,137
25 Murray St #3H	1-00134-1430	27-Feb-20	\$1,950,000	Condo	1,806
100 Hudson St #8E	1-00179-0056	17-Mar-20	\$1,850,000	Coop	1,080
335 Greenwich St #5A	1-00143-0021	11-Feb-20	\$1,850,000	Coop	1,600
41 N Moore St #5	1-00190-1605	30-Jan-20	\$1,830,000	Condo	990
101 Murray St #7B	1-00142-1805	31-Jan-20	\$1,780,000	Condo	792
275 Greenwich St #S 5A	1-00132-1046	28-Feb-20	\$1,700,000	Condo	1,102
474 Greenwich St #4N	1-00595-0041	13-Feb-20	\$1,652,000	Coop	
30 Park Pl #39C	1-00123-1106	29-Jan-20	\$1,650,000	Condo	812
25 Murray St #2J	1-00134-1422	21-Jan-20	\$1,595,000	Condo	1,548



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Address	BBL	Sale date	Sale price	Property type	Sqft
275 Greenwich St #S 3E	1-00132-1020	25-Mar-20	\$1,525,000	Condo	1,026
30 Park Pl #39K	1-00123-1113	10-Mar-20	\$1,128,000	Condo	615
295 Greenwich St #N 4K	1-00137-1041	25-Feb-20	\$985,000	Condo	669
275 Greenwich St #S 3F	1-00132-1021	7-Feb-20	\$975,000	Condo	593
275 Greenwich St #S 10C	1-00132-1116	8-Jan-20	\$835,000	Condo	900



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