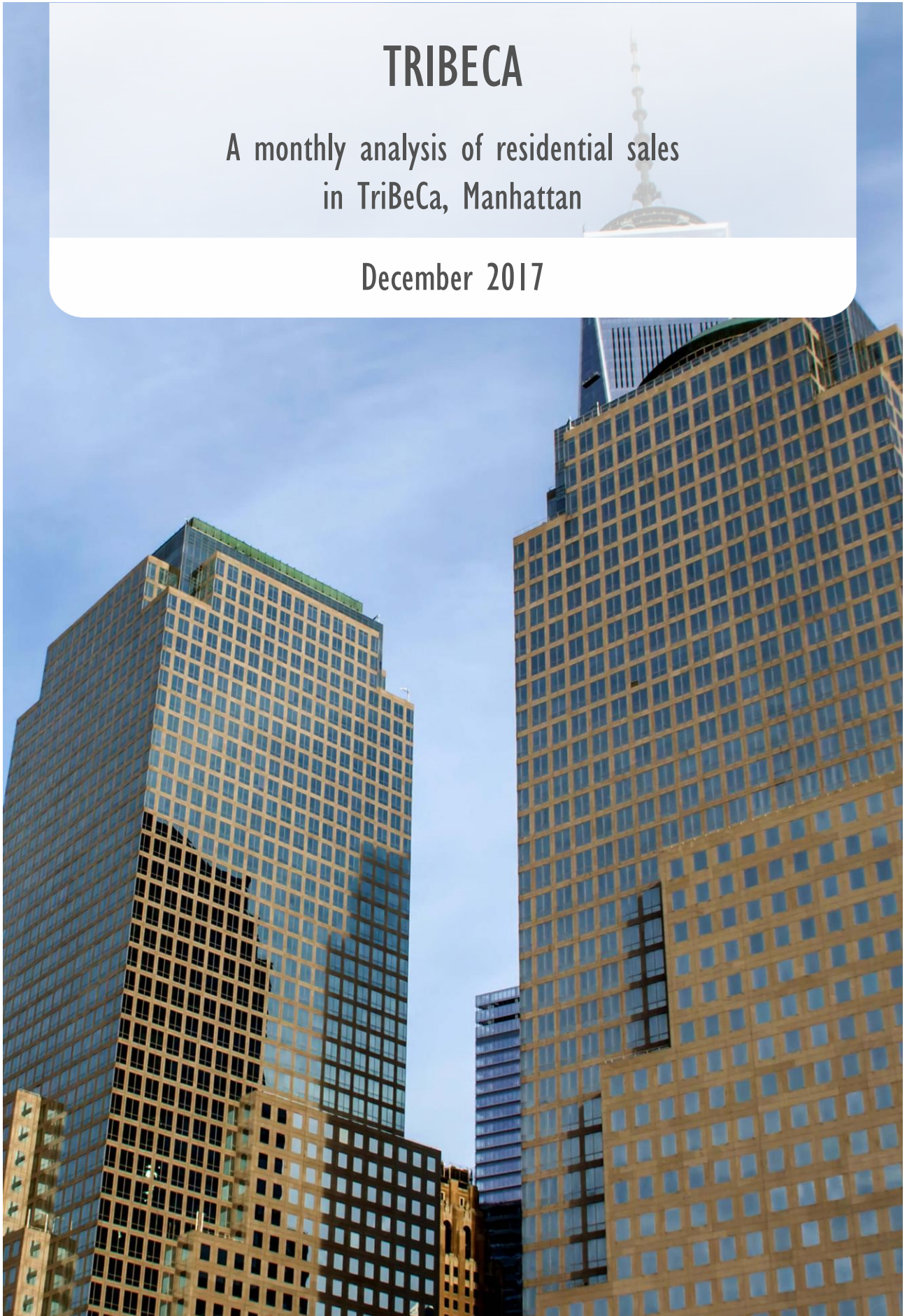


# TRIBECA

A monthly analysis of residential sales  
in TriBeCa, Manhattan

December 2017



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

# Residential Market Report, December 2017

## TriBeCa, Manhattan

### SUMMARY

MEDIAN SALE PRICE



-41% YoY

NO. OF TRANSACTIONS



-33% YoY

MEDIAN PRICE/SQ.FT.



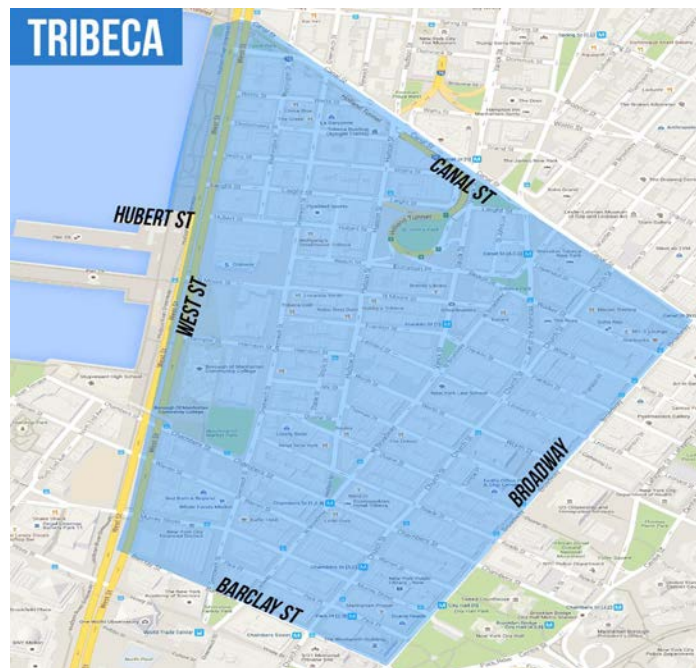
-28% YoY

MANHATTAN  
MEDIAN SALE PRICE



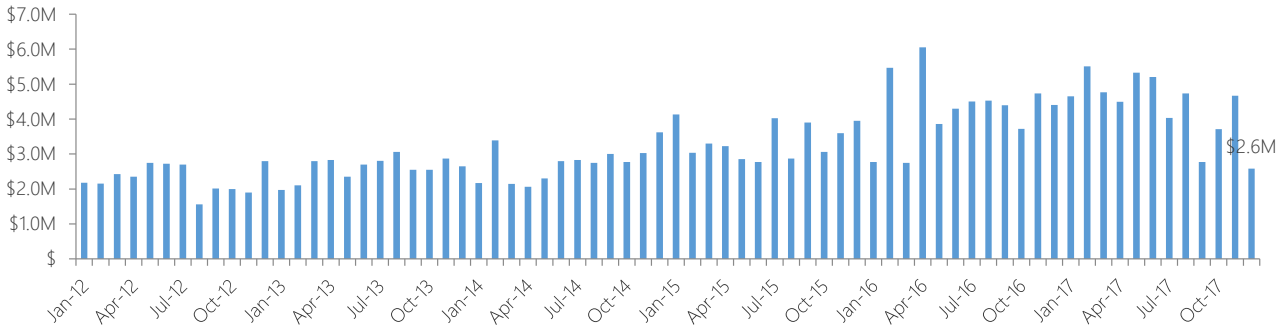
18% YoY

### NEIGHBORHOOD BOUNDARIES

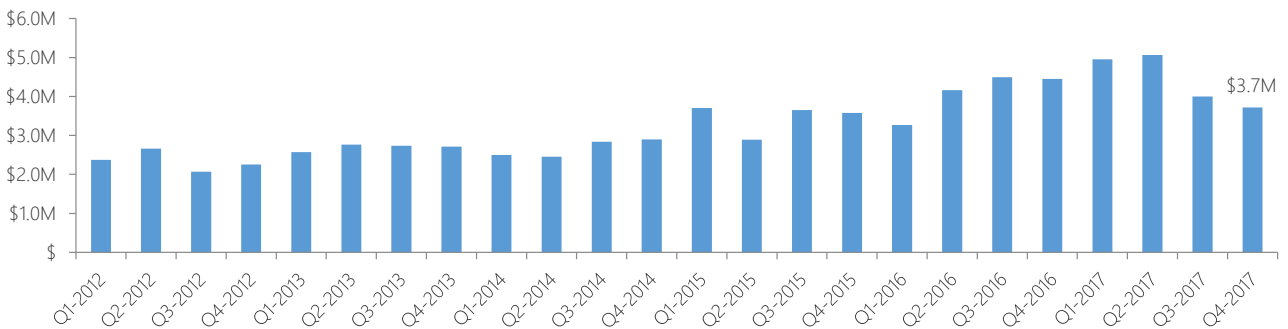


RESIDENTIAL STATS

Median Sale Price by Month

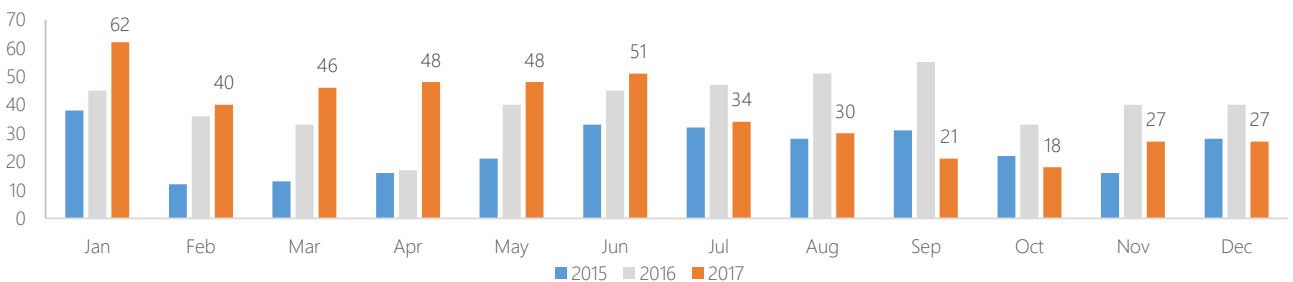


Median Sale Price by Quarter

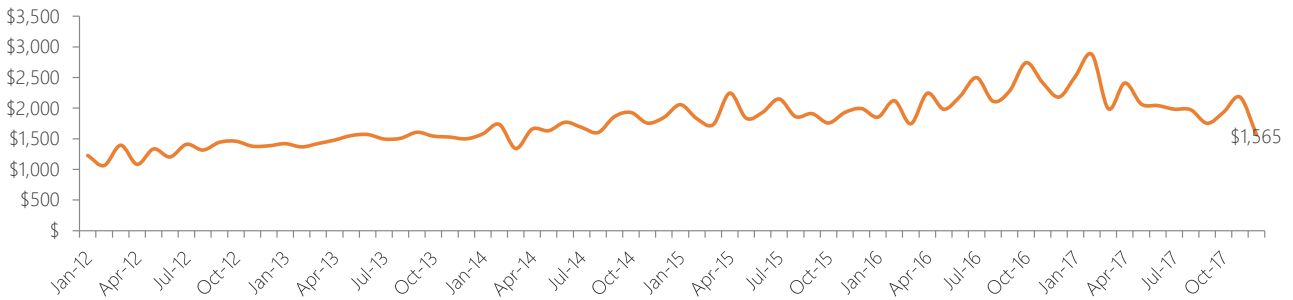


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	10	15	39	41	31	40	45	73	26	25	20	44
2013	20	24	62	64	29	45	42	34	28	29	24	27
2014	58	24	28	28	24	31	29	24	27	22	12	18
2015	38	12	13	16	21	33	32	28	31	22	16	28
2016	45	36	33	17	40	45	47	51	55	33	40	40
2017	62	40	46	48	48	51	34	30	21	18	27	27



Median Sale Price per Square Foot

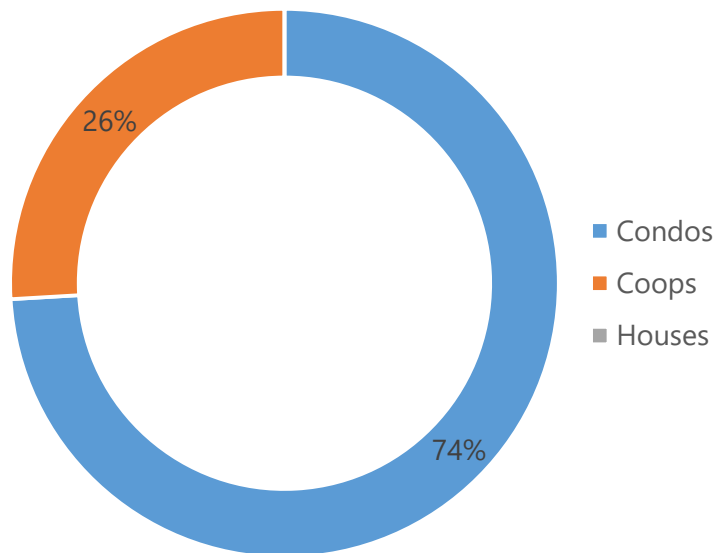


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,040,000	-32%	\$1,697	-22%	20
Coops	\$2,247,500	-24%	\$1,209	-	7
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
51-53 Leonard St #PH	1-00177-1008	28-Dec-17	\$8,900,000	Condo	3,334
56 Leonard St #41AE	1-00176-1116	4-Dec-17	\$8,400,000	Condo	
67 Franklin St #2C	1-00174-1404	20-Dec-17	\$4,686,700	Condo	
30 Park Pl #49B	1-00123-1157	15-Dec-17	\$4,633,038	Condo	1,664
108 Duane St #PH3S	1-00150-1315	8-Dec-17	\$4,550,000	Condo	2,005
48-60 Beach St #2A	1-00188-1505	20-Dec-17	\$3,997,500	Condo	2,292
200 Chambers St #29D	1-00142-1214	29-Dec-17	\$3,850,000	Condo	1,670
119 Chambers St #2	1-00145-1502	29-Dec-17	\$3,200,000	Condo	2,240
101 Warren St #1430	1-00142-1618	12-Dec-17	\$3,130,000	Condo	1,611
39 N Moore St #2B	1-00190-1003	5-Dec-17	\$2,950,000	Condo	2,184
146 Chambers St #5	1-00137-1505	27-Dec-17	\$2,775,000	Condo	1,363
288-289 West St #4E	1-00595-0006	27-Dec-17	\$2,660,000	Coop	2,200
68 Thomas St #2	1-00147-1102	14-Dec-17	\$2,500,000	Condo	1,824
55-61 Hudson St #6D	1-00143-0004	18-Dec-17	\$2,500,000	Coop	
45-51 Lispenard St #4W	1-00210-0026	13-Dec-17	\$2,295,000	Coop	1,800
413 Greenwich St #3	1-00214-0009	12-Dec-17	\$2,200,000	Coop	
184-186 Duane St #4	1-00141-1104	4-Dec-17	\$2,200,000	Condo	1,921
25 Murray St #2G	1-00134-1420	27-Dec-17	\$1,995,000	Condo	1,611
275 Greenwich St #10AS	1-00132-1114	20-Dec-17	\$1,818,000	Condo	1,102
111 Hudson St #3B	1-00187-1305	18-Dec-17	\$1,466,280	Condo	2,922
472 Greenwich St #6	1-00595-0044	28-Dec-17	\$1,428,000	Coop	
57 Reade St #5D	1-00149-1117	19-Dec-17	\$1,155,000	Condo	738
93 Worth St #307	1-00173-1124	27-Dec-17	\$925,000	Condo	475
47-53 Hudson St #6B	1-00143-0001	1-Dec-17	\$873,458	Coop	1,350



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)





## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



### The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)