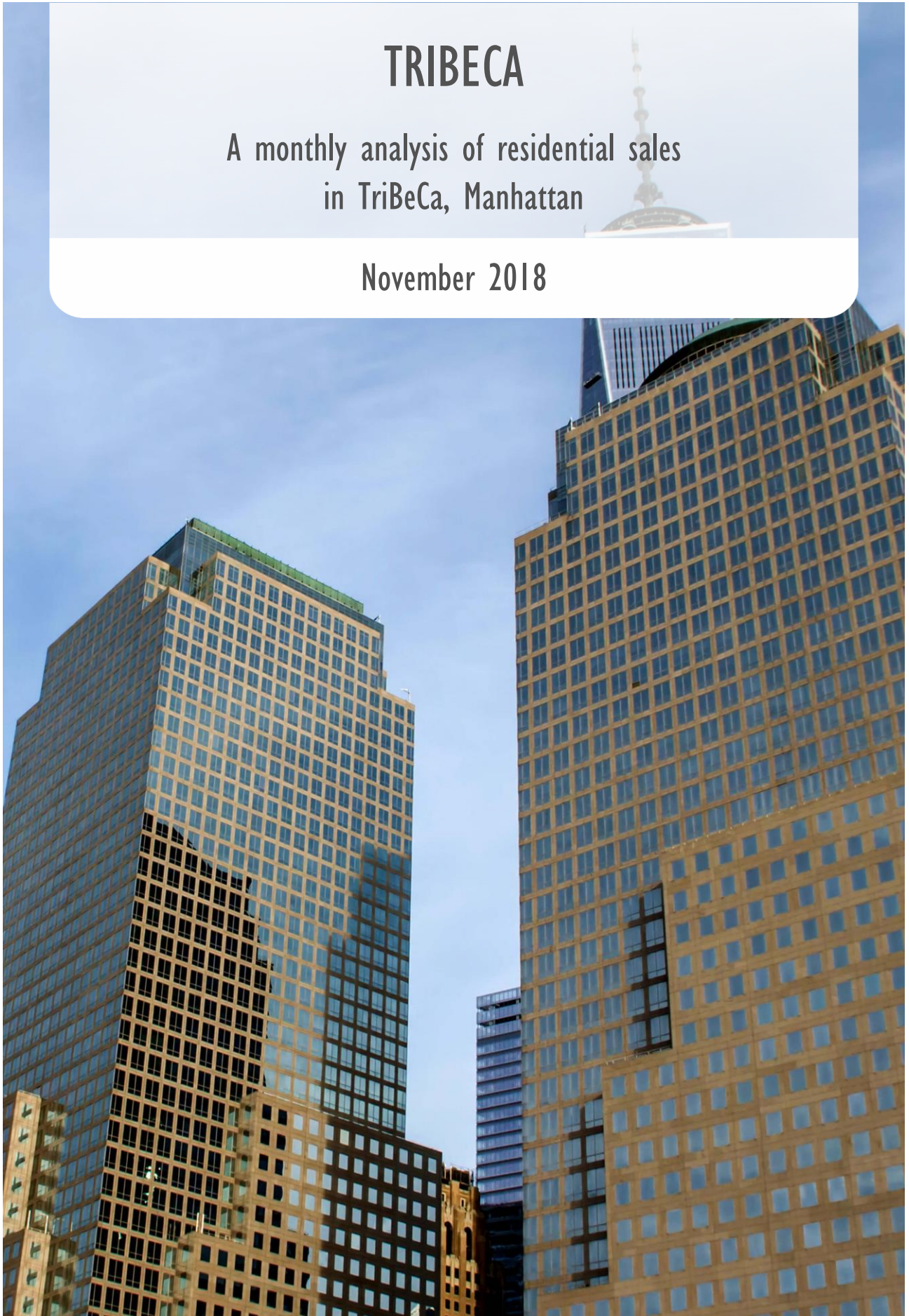


TRIBECA

A monthly analysis of residential sales
in TriBeCa, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

TriBeCa, Manhattan

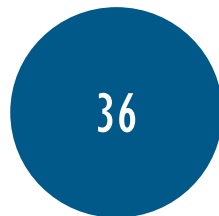
SUMMARY

MEDIAN SALE PRICE



39% YoY

NO. OF TRANSACTIONS



33% YoY

MEDIAN PRICE/SQ.FT.



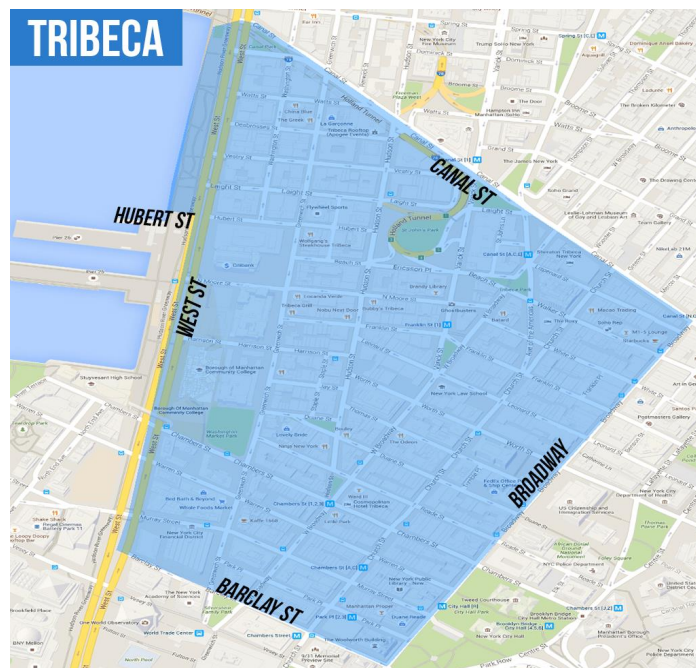
-15% YoY

MANHATTAN
MEDIAN SALE PRICE



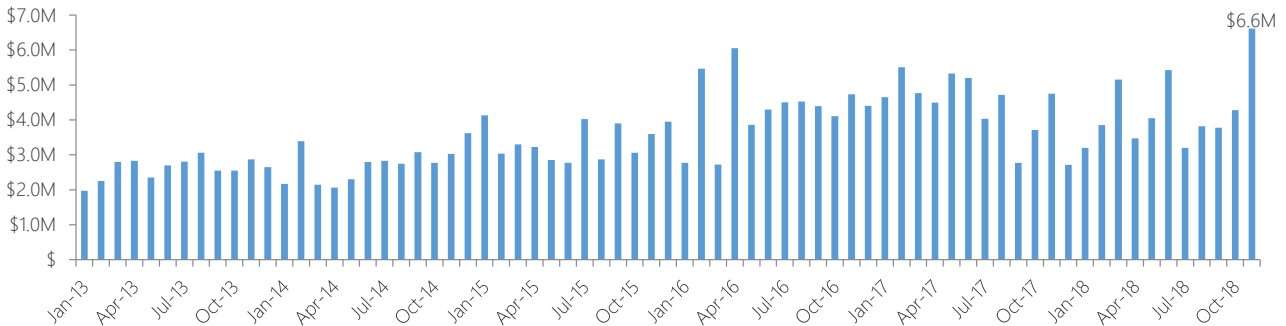
-6% YoY

NEIGHBORHOOD BOUNDARIES

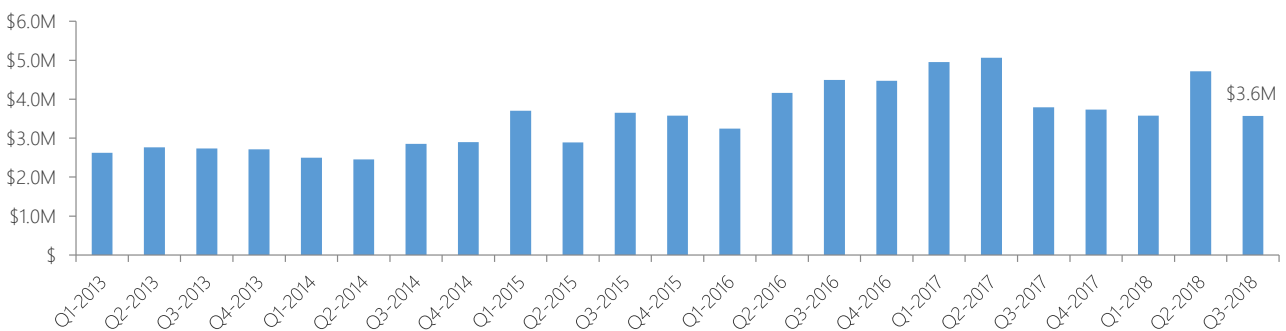


RESIDENTIAL STATS

Median Sale Price by Month

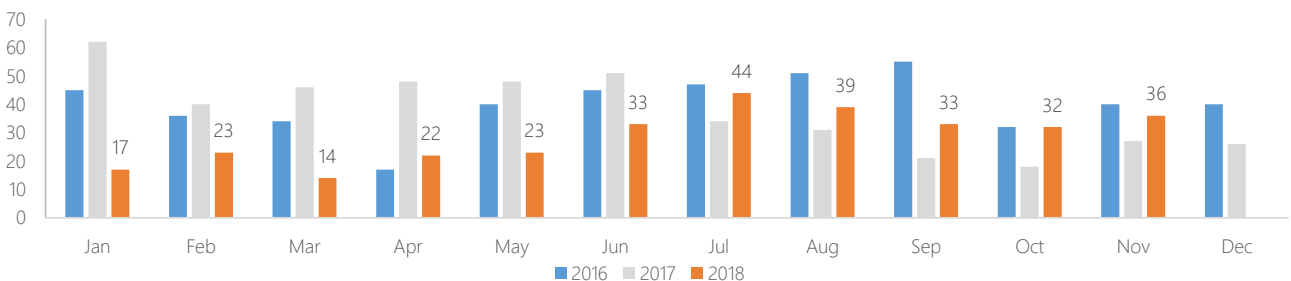


Median Sale Price by Quarter

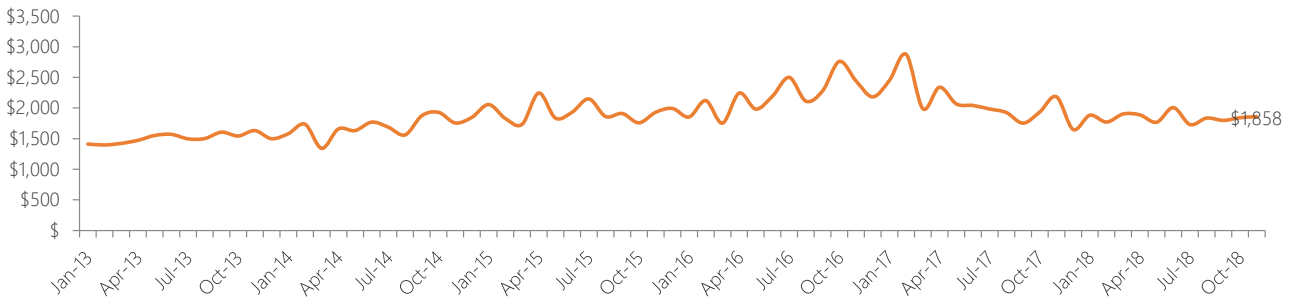


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	20	23	62	64	29	45	42	34	28	29	24	27
2014	58	24	28	28	24	31	29	24	26	22	12	18
2015	38	12	13	16	21	33	32	28	31	22	16	28
2016	45	36	34	17	40	45	47	51	55	32	40	40
2017	62	40	46	48	48	51	34	31	21	18	27	26
2018	17	23	14	22	23	33	44	39	33	32	36	



Median Sale Price per Square Foot

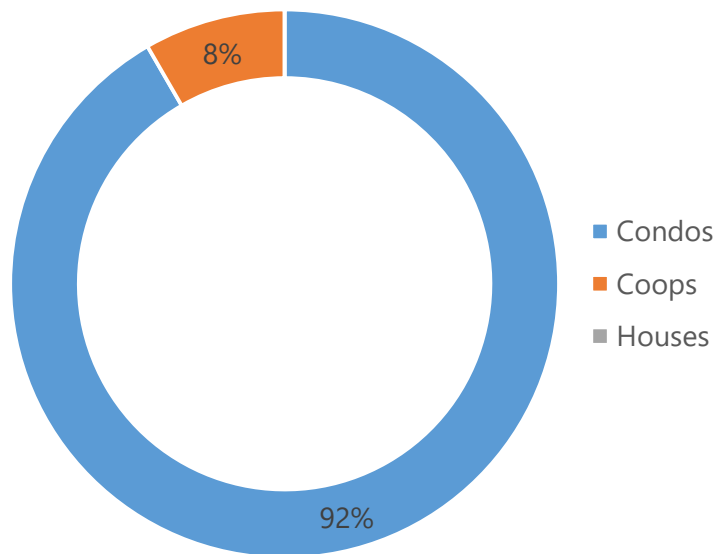


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$6,694,994	41%	\$1,901	-13%	33
Coops	\$2,100,000	-58%	\$711	-49%	3
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
11 Beach St #9B	1-00212-1425	9-Nov-18	\$12,200,000	Condo	
443 Greenwich St #PHD	1-00222-1249	15-Nov-18	\$9,218,041	Condo	
30 Park Pl #63A	1-00123-1213	30-Nov-18	\$8,454,563	Condo	2,803
11 Beach St #9A	1-00212-1424	16-Nov-18	\$8,425,000	Condo	
111 Murray St #25W	1-00142-1873	7-Nov-18	\$8,069,631	Condo	
7 Hubert St #7C	1-00214-1224	14-Nov-18	\$7,450,000	Condo	2,542
111 Murray St #39W	1-00142-1909	29-Nov-18	\$7,431,189	Condo	
11 Beach St #4A	1-00212-1409	27-Nov-18	\$7,331,400	Condo	
429-435 Greenwich St #7C	1-00219-1025	8-Nov-18	\$7,200,000	Condo	2,667
92 Laight St #8A	1-00218-1124	7-Nov-18	\$7,175,000	Condo	2,666
56 Leonard St #35BW	1-00176-1102	16-Nov-18	\$7,150,000	Condo	
62 Vestry St #5C	1-00223-1117	29-Nov-18	\$6,869,032	Condo	
111 Murray St #35W	1-00142-1897	14-Nov-18	\$6,771,363	Condo	
62 Beach St #3A	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
62 Beach St #3B	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
111 Murray St #34W	1-00142-1894	12-Nov-18	\$6,694,994	Condo	
443 Greenwich St #1D	1-00222-1204	28-Nov-18	\$6,621,680	Condo	
37 Warren St #PHA	1-00133-2018	26-Nov-18	\$6,600,000	Condo	2,899
152 Franklin St #6RES	1-00189-1405	1-Nov-18	\$6,260,000	Condo	3,510
407 Greenwich St #5C	1-00214-1313	19-Nov-18	\$5,550,188	Condo	
34 N Moore St	1-00189-0025	1-Nov-18	\$5,295,000	Coop	28,500
111 Murray St #36B	1-00142-1899	15-Nov-18	\$4,950,000	Condo	
111 Murray St #33B	1-00142-1890	8-Nov-18	\$4,887,600	Condo	
37 Warren St #5A	1-00133-2009	1-Nov-18	\$4,395,000	Condo	2,366
60 White St #2E	1-00193-2003	2-Nov-18	\$3,700,000	Condo	1,946
101 Warren St #910	1-00142-1585	30-Nov-18	\$3,440,000	Condo	2,004
150-152 Chambers St #5WEST	1-00137-1210	21-Nov-18	\$3,095,000	Condo	1,454
11 Jay St #4	1-00180-1151	16-Nov-18	\$2,100,000	Coop	1,700
66 Leonard St #3B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
66 Leonard St #2B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
112 Hudson St #5	1-00189-1205	6-Nov-18	\$1,825,000	Condo	1,103
30 Park Pl #39C	1-00123-1106	16-Nov-18	\$1,781,938	Condo	812
30 Park Pl #39G	1-00123-1110	16-Nov-18	\$1,713,546	Condo	733
258 Broadway #6E	1-00134-0025	20-Nov-18	\$1,480,000	Coop	



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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

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Attorneys	Fireplaces	Landscape Design	School Consultants
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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