

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 3rd Quarter 2019

TriBeCa, Manhattan

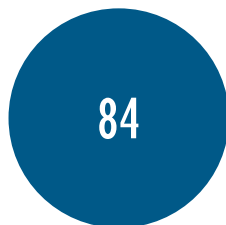
SUMMARY

MEDIAN SALE PRICE



-34% YoY

NO. OF TRANSACTIONS



-28% YoY

MEDIAN PRICE/SQ.FT.



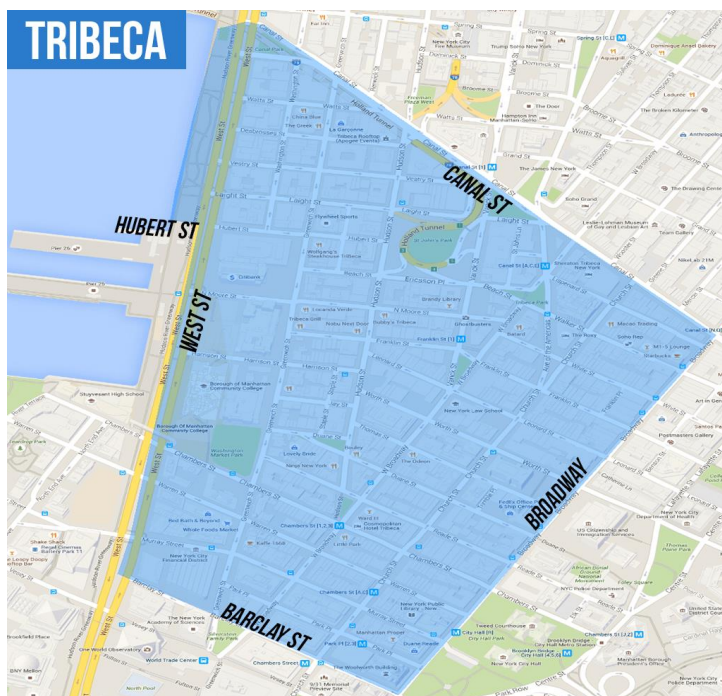
-12% YoY

MANHATTAN
MEDIAN SALE PRICE



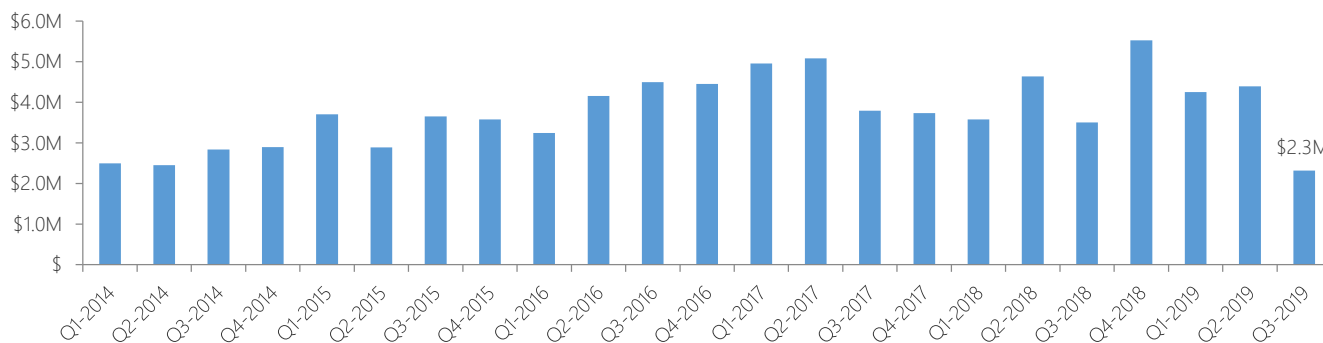
-9% YoY

NEIGHBORHOOD BOUNDARIES

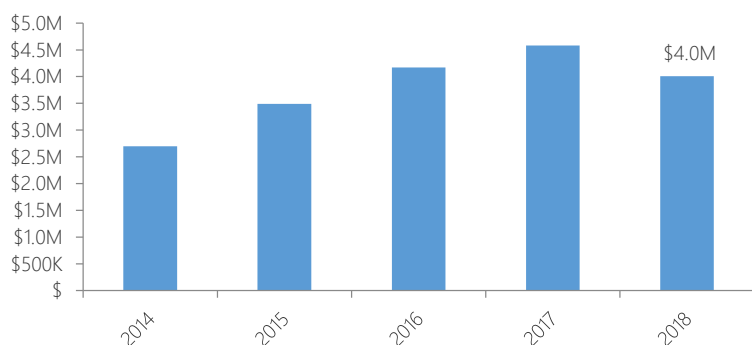


RESIDENTIAL STATS

Median Sale Price by Quarter

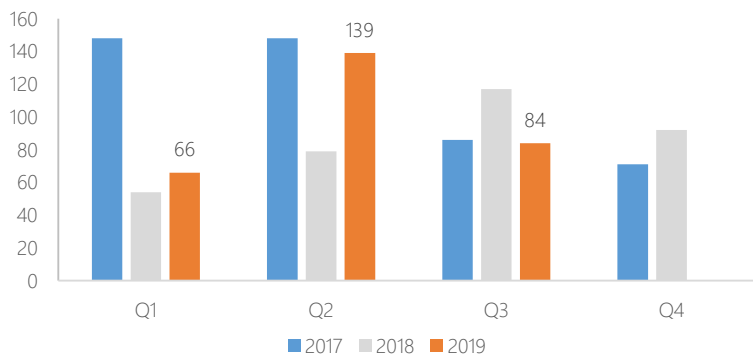


Median Sale Price by Year

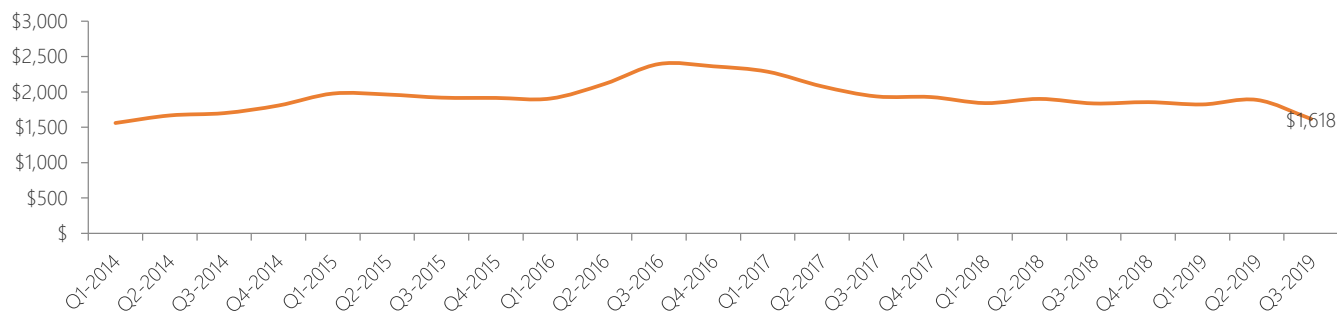


Number of Transactions

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	



▶ Median Sale Price per Square Foot

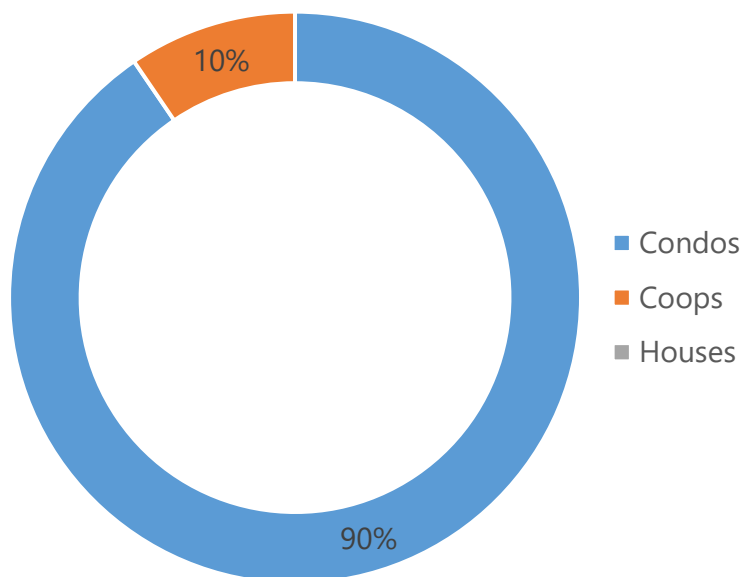


RESIDENTIAL SALES BREAKDOWN

▶ 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



The RATNER Team Market Report

c: 347-501-0860 | e: 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](#)



Eiffel DelRosario

Residential Sales &
Rentals 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

c: 347-501-0860 | e: 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

c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

Phone: 347-501-0860 | Email: Contact@TheRatnerTeam.com



- | | | | |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | 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.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

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

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com