

RESIDENTIAL

Warren  
Lewis

Sotheby's

INTERNATIONAL REALTY

## TriBeCa Report

A monthly analysis of residential sales  
in TriBeCa, Manhattan

DECEMBER 2015

Residential Market Report, December 2015  
TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.6M

0% Y-o-Y

NO. OF TRANSACTIONS

27

50% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,895

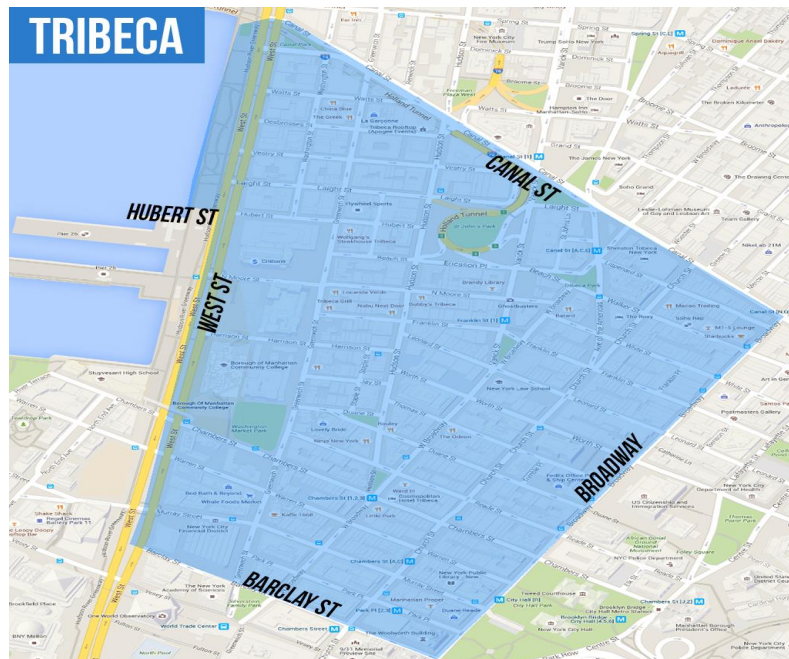
-3% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

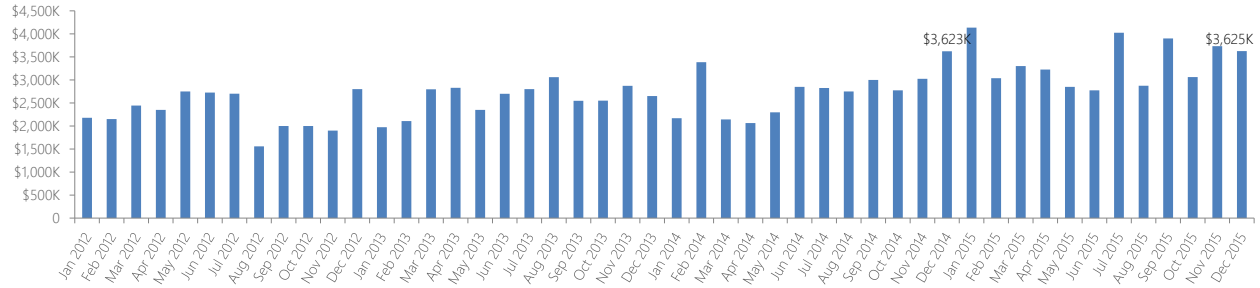
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

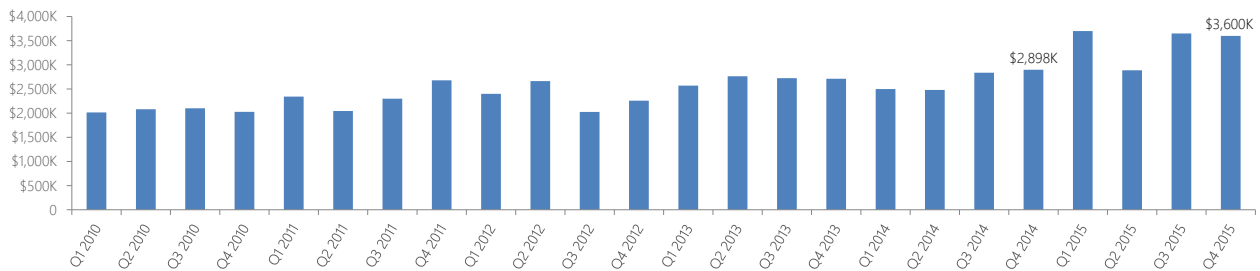


## RESIDENTIAL STATS

### Median Sale Price by Month

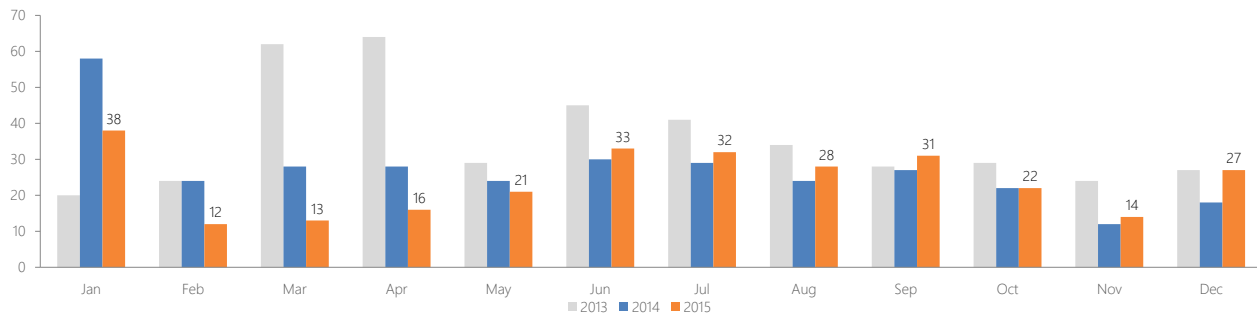


### Median Sale Price by Quarter

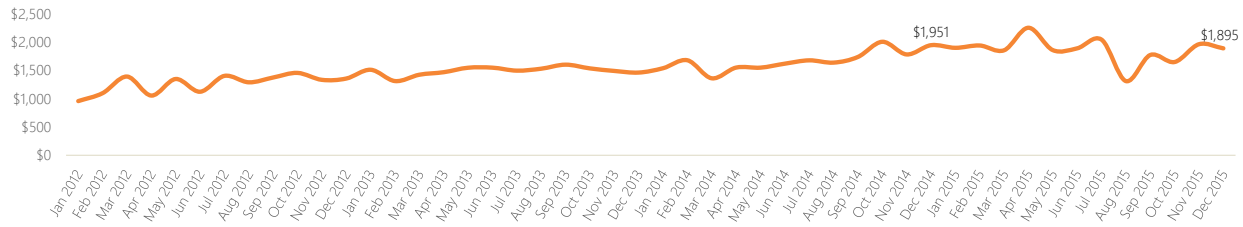


### Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	18	19	10	20	58	38
Feb	24	20	15	24	24	12
Mar	32	19	38	62	28	13
Apr	32	23	41	64	28	16
May	36	27	31	29	24	21
Jun	54	36	40	45	30	33
Jul	40	28	45	41	29	32
Aug	39	39	73	34	24	28
Sep	13	24	25	28	27	31
Oct	25	19	25	29	22	22
Nov	15	14	20	24	12	14
Dec	26	24	44	27	18	27



## ▶ Median Price per Square Foot



## CO-OP VERSUS CONDO SALES

### ▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$4,275,825	9%	\$1,905	-7%	24
Co-ops	\$1,700,000	-26%	\$1,217	-27%	3
Houses	n/a	n/a	n/a	n/a	n/a

### ▶ Number of Sales by Building Type

Co-ops  
11.1%



Condos  
88.9%

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
401 Washington Street #6C	1-00217-1417	18-Dec-15	\$12,728,125	Condo	n/a
415 Greenwich Street #PHB	1-00215-1168	01-Dec-15	\$11,500,000	Condo	4,470
401 Washington Street #5C	1-00217-1415	17-Dec-15	\$9,950,000	Condo	n/a
11 N Moore St #6C	1-00190-1814	28-Dec-15	\$8,553,300	Condo	n/a
88 Franklin Street #4	1-00175-1404	09-Dec-15	\$7,612,500	Condo	4,017
11 N Moore St #3C	1-00190-1806	22-Dec-15	\$7,484,138	Condo	n/a
11 N Moore St #3A	1-00190-1804	22-Dec-15	\$6,800,000	Condo	n/a
401 Washington Street #5B	1-00217-1414	09-Dec-15	\$6,004,294	Condo	n/a
195 Hudson Street #1B	1-00222-1102	01-Dec-15	\$5,495,000	Condo	2,906
25 North Moore Street #9B	1-00190-1445	21-Dec-15	\$4,800,000	Condo	2,149
77 Worth Street #4B	1-00173-1215	29-Dec-15	\$4,284,398	Condo	2,565
401 Washington Street #5A	1-00217-1413	02-Dec-15	\$4,276,650	Condo	n/a
166 Duane Street #PHA	1-00141-1081	22-Dec-15	\$4,275,000	Condo	1,888
18 Leonard Street #PHB	1-00179-1327	07-Dec-15	\$3,625,000	Condo	1,968
200 Chambers Street #27F	1-00142-1268	17-Dec-15	\$3,600,000	Condo	1,628
415 Greenwich Street #6E	1-00215-1144	03-Dec-15	\$3,550,000	Condo	1,781
5 Franklin Place #3A	1-00175-1506	29-Dec-15	\$3,242,617	Condo	n/a
200 Chambers Street #25F	1-00142-1266	07-Dec-15	\$3,117,882	Condo	1,628
77 Worth Street #4D	1-00173-1217	02-Dec-15	\$2,800,000	Condo	1,859
200 Chambers Street #29B	1-00142-1159	16-Dec-15	\$2,650,000	Condo	1,260
5 Franklin Place #10C	1-00175-1529	14-Dec-15	\$2,064,502	Condo	1,552
10 Beach St #3	1-00190-0038	09-Dec-15	\$1,850,000	Coop	n/a
36 White St #2	1-00193-0016	23-Dec-15	\$1,700,000	Coop	n/a
260 Broadway #RES	1-00135-1002	23-Dec-15	\$1,400,000	Coop	n/a
57 Reade Street #6C	1-00149-1122	29-Dec-15	\$1,285,000	Condo	714
5 Franklin Place #3D	1-00175-1509	30-Dec-15	\$995,339	Condo	n/a
5 Franklin Place #10B	1-00175-1528	14-Dec-15	\$985,411	Condo	n/a