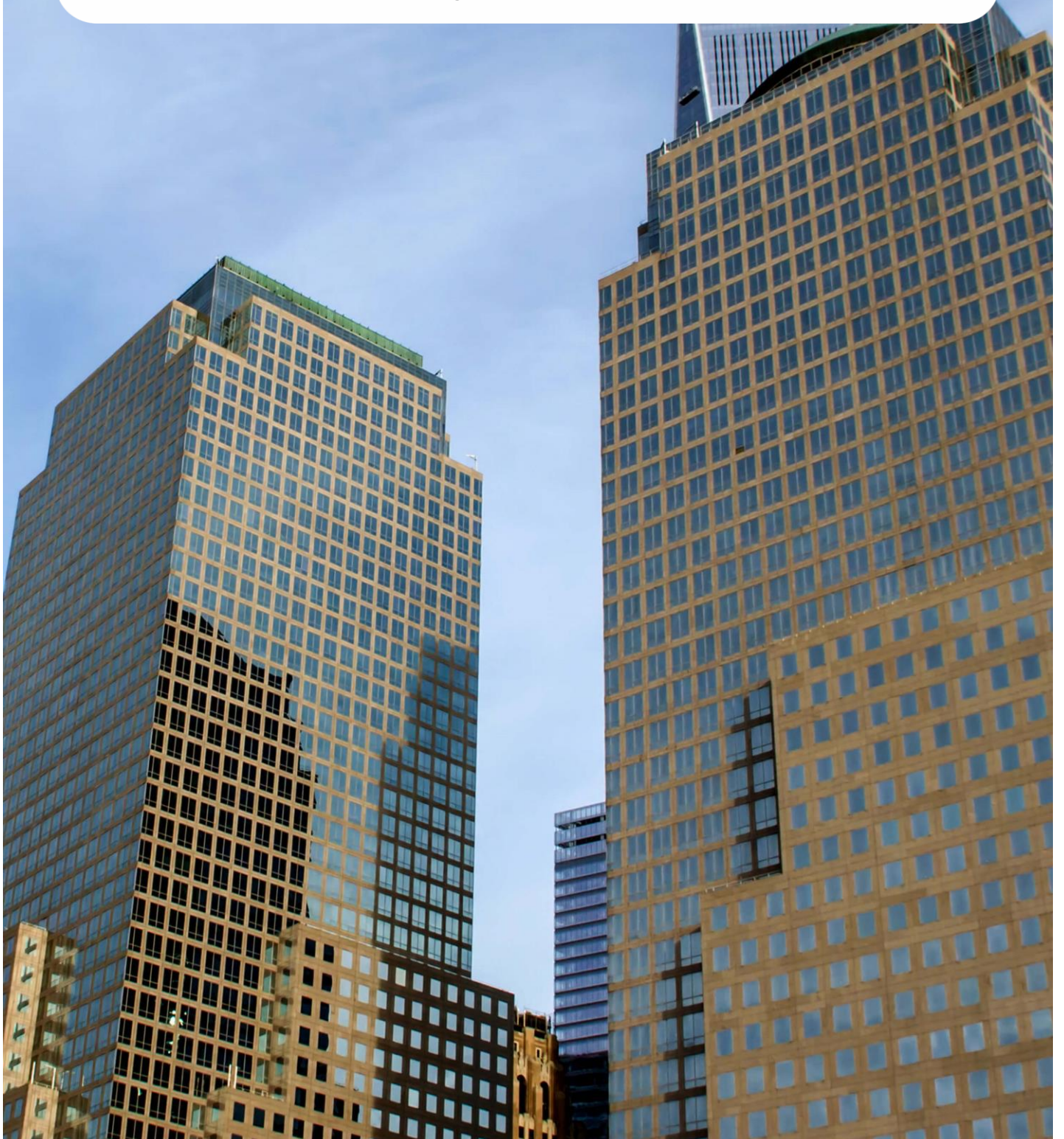


TRIBECA

A monthly analysis of residential sales
in TriBeCa, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$4.3M

55% YoY

NO. OF TRANSACTIONS

39

18% YoY

MEDIAN PRICE/SQ.FT.

\$2,064

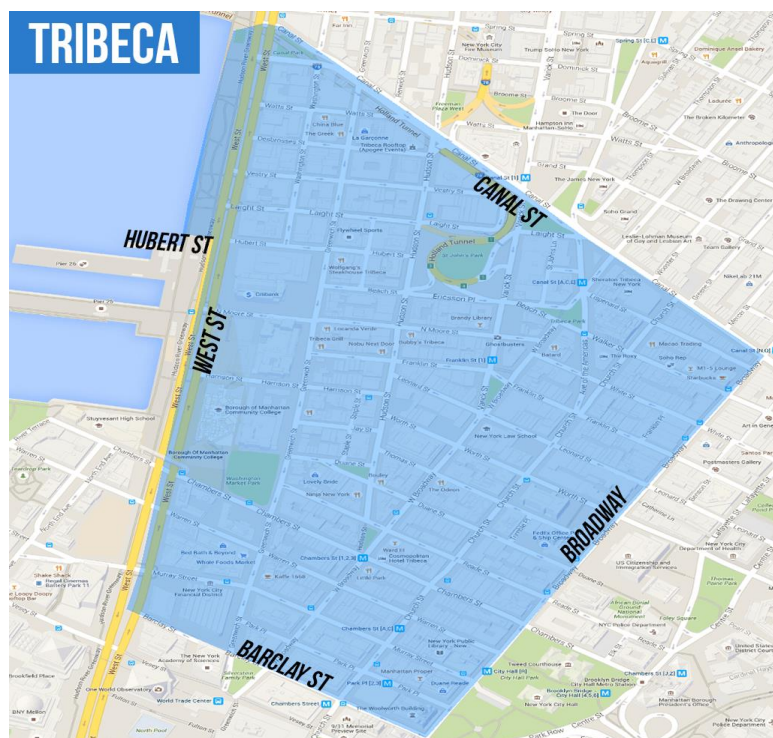
9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



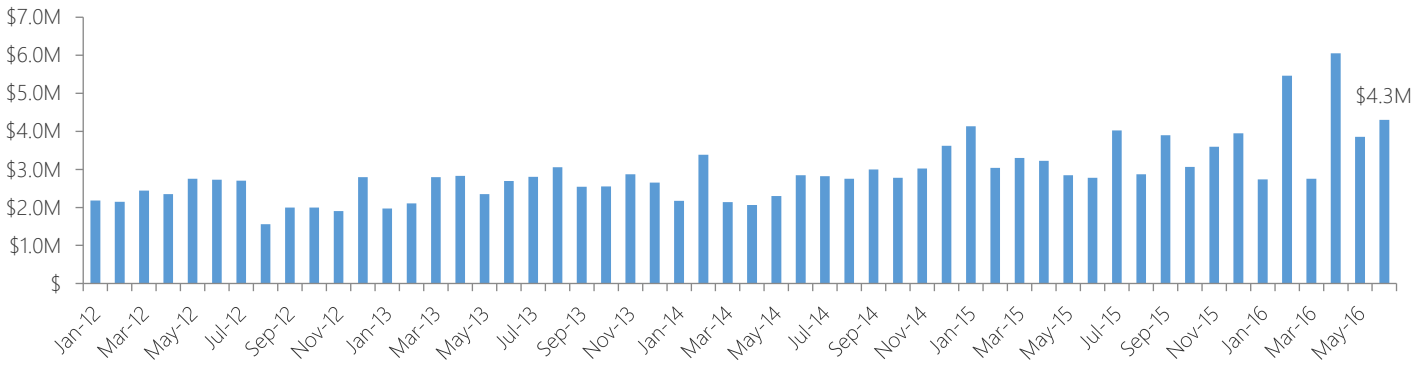
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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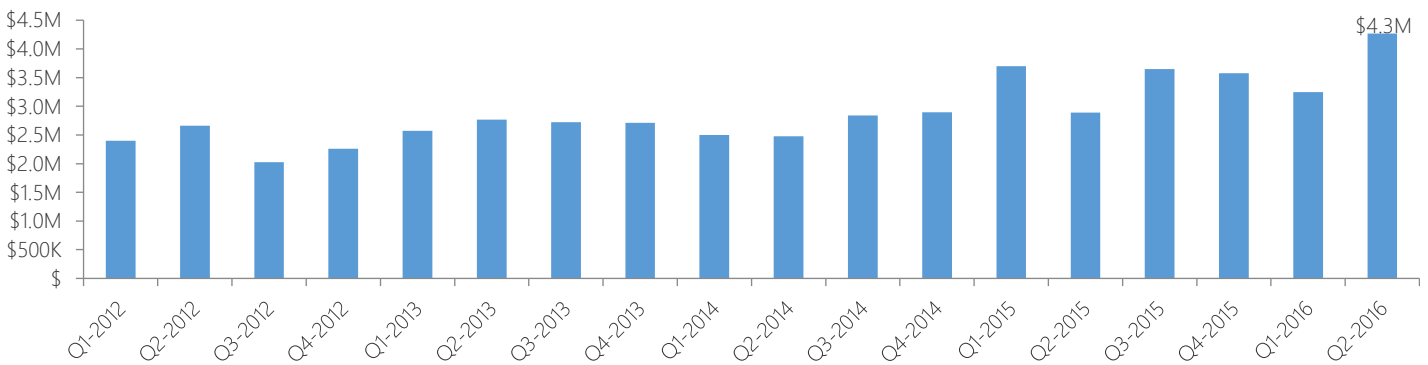
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RESIDENTIAL STATS

Median Sale Price by Month

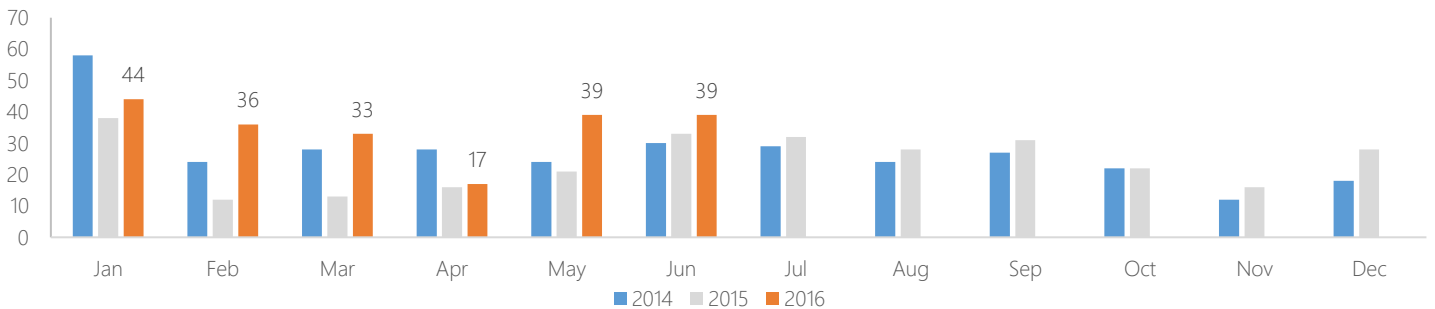


Median Sale Price by Quarter



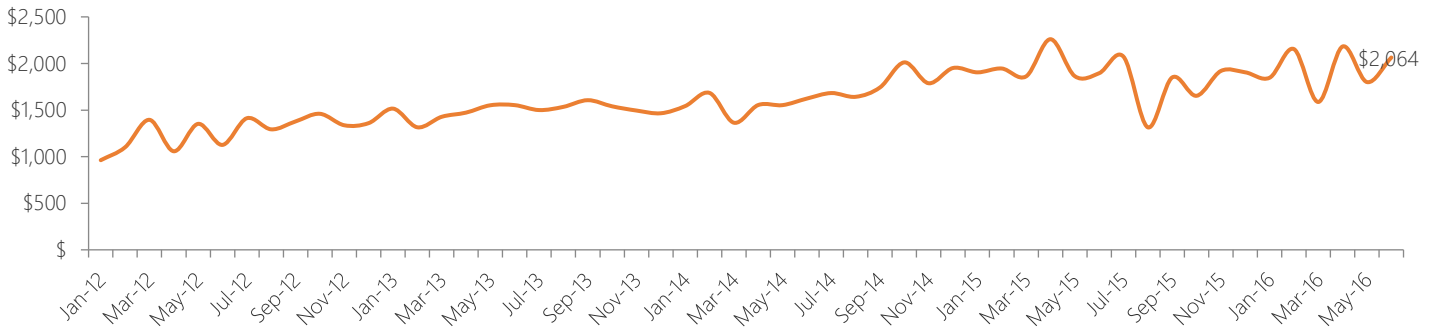
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	19	20	19	23	27	36	28	40	24	19	14	24
2012	10	15	38	41	31	40	45	73	25	25	20	44
2013	20	24	62	64	29	45	41	34	28	29	24	27
2014	58	24	28	28	24	30	29	24	27	22	12	18
2015	38	12	13	16	21	33	32	28	31	22	16	28
2016	44	36	33	17	39	39						



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Median Sale Price per Square Foot

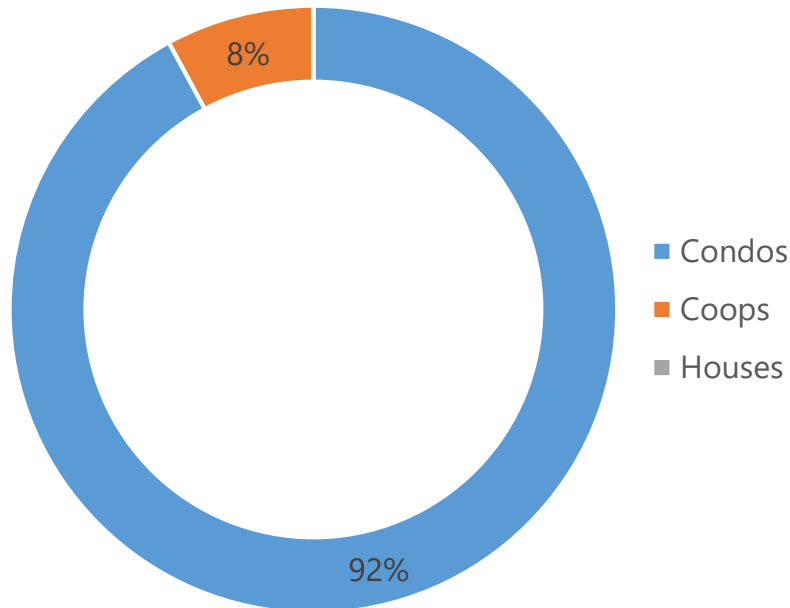


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,313,100	34%	\$2,097	10%	35
Coops	\$3,750,000	49%	\$1,837	30%	3
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
5 Franklin Place #PHC	1-00175-1552	9-Jun-16	\$14,767,171	Condo	5,315
250 West Street #9A	1-00217-1278	29-Jun-16	\$11,850,000	Condo	4,101
60 Beach Street #PH1	1-00188-1523	24-Jun-16	\$7,650,000	Condo	3,374
15 Leonard Street #5	1-00179-1504	24-Jun-16	\$6,919,009	Condo	2,621
5 Franklin Place #PHB	1-00175-1551	22-Jun-16	\$6,079,462	Condo	2,388
56 Leonard Street #25BW	1-00176-1062	24-Jun-16	\$5,854,938	Condo	
415 Greenwich Street #8B	1-00215-1157	23-Jun-16	\$5,500,000	Condo	2,461
56 Leonard Street #19AW	1-00176-1041	15-Jun-16	\$5,418,044	Condo	
56 Leonard Street #15AW	1-00176-1025	6-Jun-16	\$5,010,790	Condo	
415 Greenwich Street #THE	1-00215-1108	28-Jun-16	\$4,800,000	Condo	2,704
412 Greenwich Street #6E	1-00217-1432	10-Jun-16	\$4,584,875	Condo	1,623
56 Leonard Street #25AW	1-00176-1065	15-Jun-16	\$4,547,193	Condo	
56 Leonard Street #23BE	1-00176-1056	9-Jun-16	\$4,495,886	Condo	
416 Washington Street #3G	1-00218-1146	17-Jun-16	\$4,326,200	Condo	2,420
55-57 N Moore St #2R	1-00188-0001	6-Jun-16	\$4,325,000	Coop	2,450
21 Leonard Street #1W	1-00179-1056	30-Jun-16	\$4,300,000	Condo	2,137
56 Leonard Street #27AW	1-00176-1073	28-Jun-16	\$4,292,633	Condo	
56 Leonard Street #23AW	1-00176-1057	2-Jun-16	\$4,063,521	Condo	
56 Leonard Street #24BE	1-00176-1060	28-Jun-16	\$3,936,091	Condo	
56 Leonard Street #18BW	1-00176-1034	3-Jun-16	\$3,911,110	Condo	
16 Hudson St #4C	1-00144-0001	28-Jun-16	\$3,750,000	Coop	1,965
195 Hudson Street #2B	1-00222-1105	7-Jun-16	\$3,425,000	Condo	2,265
8 Warren Street #4E	1-00135-1307	24-Jun-16	\$3,280,000	Condo	2,010
93 Reade Street #2	1-00145-1602	16-Jun-16	\$3,159,325	Condo	1,470
93 Reade Street #3	1-00145-1603	17-Jun-16	\$3,108,413	Condo	1,470
93 Reade Street #4	1-00145-1604	16-Jun-16	\$3,057,500	Condo	1,470
56 Leonard Street #14AE	1-00176-1019	8-Jun-16	\$2,937,145	Condo	
21 Leonard Street #3	1-00179-1054	6-Jun-16	\$2,750,000	Condo	1,253
62 Beach Street #4G	1-00188-1119	22-Jun-16	\$2,050,000	Condo	1,306
100 Hudson St #9A	1-00179-0056	29-Jun-16	\$2,027,000	Coop	
295 Greenwich Street #7HN	1-00137-1082	27-Jun-16	\$1,974,000	Condo	1,117
80 Chambers Street #13B	1-00135-1234	23-Jun-16	\$1,255,000	Condo	1,056
85 West Broadway #14E	1-00136-1415	1-Jun-16	\$975,000	Condo	476

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