

TRIBECA

A quarterly analysis of residential sales
in TriBeCa, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

TriBeCa, Manhattan

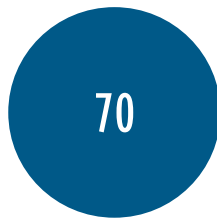
SUMMARY

MEDIAN SALE PRICE



19% YoY

NO. OF TRANSACTIONS



30% YoY

MEDIAN PRICE/SQ.FT.



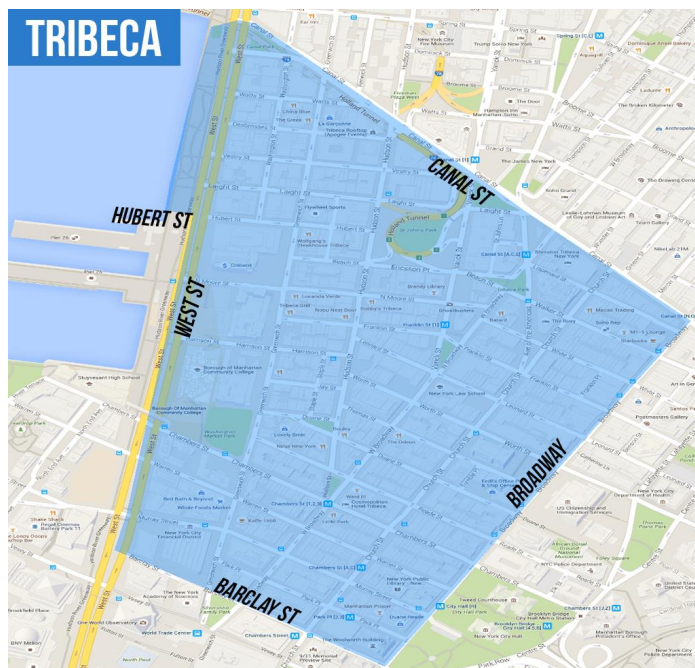
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

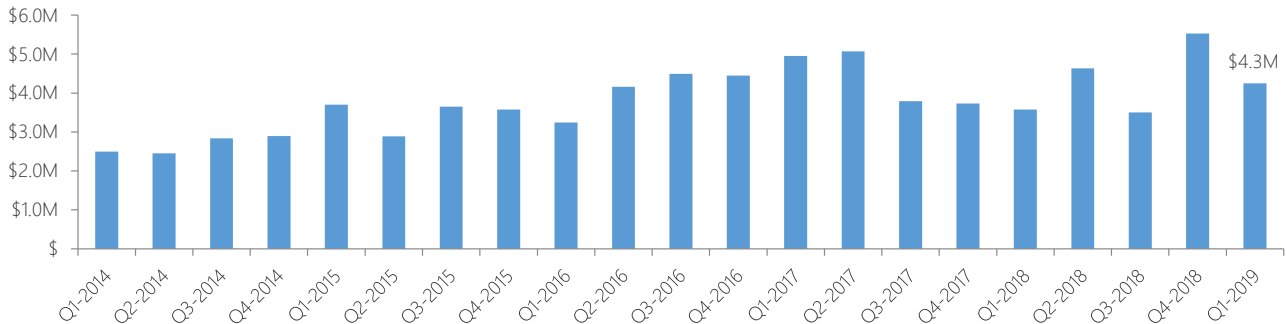


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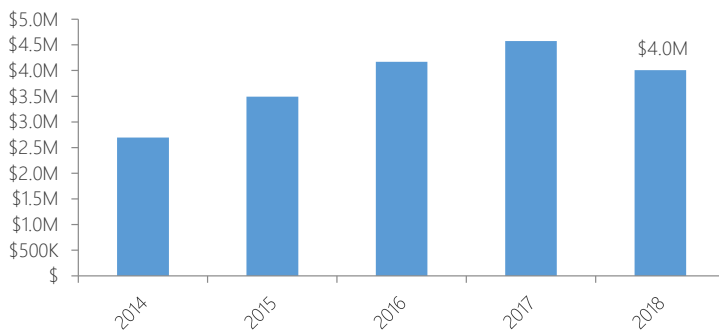
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RESIDENTIAL STATS

Median Sale Price by Quarter

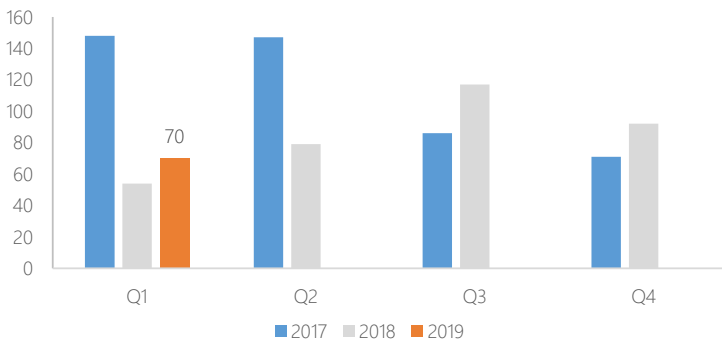


Median Sale Price by Year

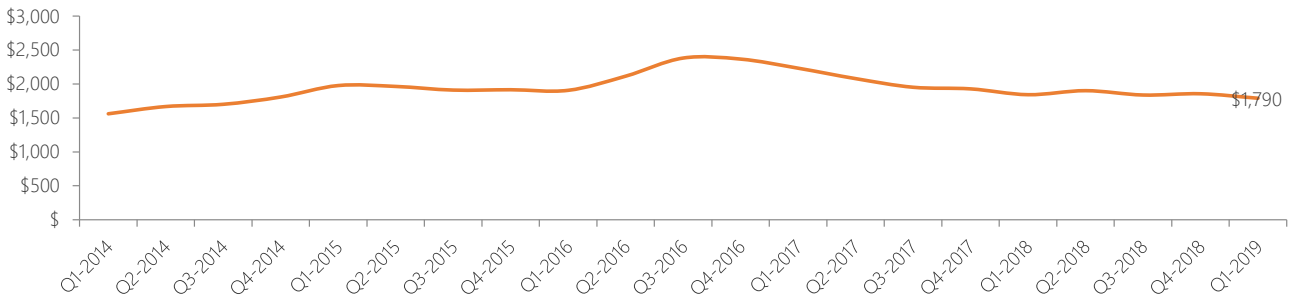


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	110	63	115	148	54	70
Q2	83	70	102	147	79	
Q3	80	91	153	86	117	
Q4	52	66	113	71	92	



Median Sale Price per Square Foot

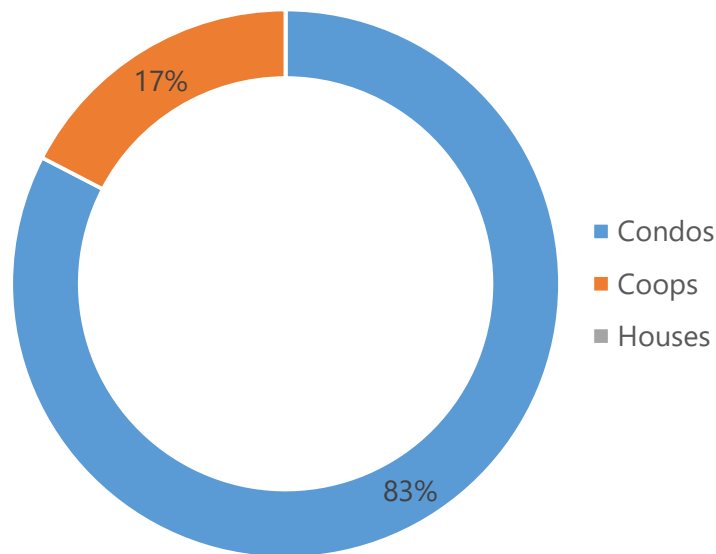


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,025,000	25%	\$1,857	-2%	57
Coops	\$2,285,000	29%	\$1,568	23%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
70 Vestry St #12S	1-00223-1144	15-Feb-19	\$39,285,000	Condo	
56 Leonard St #PH54	1-00176-1142	11-Mar-19	\$19,600,000	Condo	
443 Greenwich St #PHF	1-00222-1251	26-Feb-19	\$15,000,000	Condo	
412 Greenwich St #PHC	1-00217-1433	18-Jan-19	\$13,240,000	Condo	4,986
75 Warren St #XX	1-00132-0026	10-Jan-19	\$12,950,000	Coop	
7 Hubert St #6B	1-00214-1221	5-Feb-19	\$12,750,000	Condo	4,016
101 Murray St #47W	1-00142-1930	30-Jan-19	\$12,376,829	Condo	
101 Murray St #49W	1-00142-1934	11-Mar-19	\$12,142,631	Condo	
101 Murray St #46W	1-00142-1928	25-Jan-19	\$11,648,526	Condo	
30 Park Pl #69A	1-00123-1232	5-Feb-19	\$11,100,000	Condo	3,699
15 Leonard St #PH	1-00179-1506	7-Feb-19	\$10,750,000	Condo	4,574
443 Greenwich St #3C	1-00222-1220	15-Jan-19	\$10,200,000	Condo	
101 Murray St #43W	1-00142-1921	15-Jan-19	\$9,316,988	Condo	
101 Murray St #41W	1-00142-1915	7-Feb-19	\$9,164,250	Condo	
101 Murray St #44W	1-00142-1924	30-Jan-19	\$8,909,688	Condo	
415 Washington St #THB	1-00218-1302	30-Jan-19	\$8,000,000	Condo	3,500
2 Park Pl #32A	1-00123-1005	21-Feb-19	\$8,000,000	Condo	3,282
101 Murray St #28W	1-00142-1882	11-Mar-19	\$7,722,000	Condo	
7 Hubert St #M9	1-00214-1207	18-Jan-19	\$7,200,000	Condo	4,663
101 Murray St #37W	1-00142-1903	14-Jan-19	\$6,924,100	Condo	
11 Beach St #3A	1-00212-1406	7-Feb-19	\$6,761,138	Condo	
443 Greenwich St #1G	1-00222-1207	1-Feb-19	\$6,053,000	Condo	
465-469 Greenwich St #5W	1-00225-1002	19-Feb-19	\$5,350,000	Coop	
412 Greenwich St #2F	1-00217-1421	31-Jan-19	\$5,350,000	Condo	2,409
12 Warren St #THN	1-00135-1802	14-Mar-19	\$5,300,000	Condo	
42 White St #6	1-00193-1606	12-Mar-19	\$5,250,000	Condo	1,669
5 Franklin Pl #17B	1-00175-1549	22-Mar-19	\$5,250,000	Condo	2,360
101 Murray St #44B	1-00142-1923	5-Feb-19	\$5,150,000	Condo	
195 Hudson St #2C	1-00222-1106	18-Jan-19	\$4,900,000	Condo	2,436
30 Park Pl #50E	1-00123-1164	22-Mar-19	\$4,750,000	Condo	2,219
27 N Moore St #4C	1-00190-1321	25-Mar-19	\$4,500,000	Condo	2,300
101 Murray St #34W	1-00142-1894	29-Jan-19	\$4,400,000	Condo	
65-77 Worth St #3A	1-00173-1208	26-Mar-19	\$4,100,000	Condo	2,492
250 West St #4G	1-00217-1234	7-Feb-19	\$4,050,000	Condo	1,973
101 Murray St #17A	1-00142-1847	25-Mar-19	\$3,920,263	Condo	
101 Warren St #1550	1-00142-1625	23-Jan-19	\$3,870,000	Condo	1,920
60 Beach St #2A	1-00188-1505	21-Feb-19	\$3,836,438	Condo	2,292
275 Greenwich St #6DS	1-00132-1063	13-Mar-19	\$3,700,000	Condo	2,342
65-77 Worth St #2C	1-00173-1204	7-Feb-19	\$3,675,000	Condo	2,176
45 Lispenard St #2E	1-00210-0026	11-Mar-19	\$3,500,000	Coop	1,850
88 Laight St #3	1-00218-1003	1-Feb-19	\$3,300,000	Condo	1,677
101 Warren St #11J	1-00142-1549	5-Feb-19	\$3,250,000	Condo	1,650
415 Greenwich St #5D	1-00215-1135	12-Feb-19	\$3,145,000	Condo	1,850
42 Hudson St #2FL	1-00144-1002	27-Feb-19	\$3,050,000	Condo	1,900
83 Murray St #2	1-00132-1403	21-Mar-19	\$3,000,000	Condo	1,676
25 Murray St #7G	1-00134-1464	1-Feb-19	\$2,950,000	Condo	1,589
53 Warren St #4	1-00133-1804	9-Jan-19	\$2,900,000	Condo	1,562
181 Hudson St #6D	1-00222-1013	3-Jan-19	\$2,800,000	Condo	1,840
14 Jay St #7	1-00143-0025	28-Jan-19	\$2,690,000	Coop	1,700
37 Walker St #4	1-00193-1304	8-Mar-19	\$2,500,000	Condo	2,191



Address	BBL	Sale date	Sale price	Property type	Sqft
56 Warren St #5W	1-00136-0012	11-Jan-19	\$2,500,000	Coop	1,500
38 N Moore St #9B	1-00189-1152	30-Jan-19	\$2,395,000	Coop	
10 Leonard St #5S	1-00179-0021	13-Feb-19	\$2,175,000	Coop	1,400
165 Duane St #4B	1-00143-0001	28-Jan-19	\$1,875,000	Coop	1,350
36 White St #5	1-00193-0016	22-Mar-19	\$1,850,000	Coop	
134 Duane St #4S	1-00146-0021	25-Mar-19	\$1,750,000	Coop	
67 Hudson St #2B	1-00180-1107	15-Feb-19	\$1,658,000	Condo	1,144
156 Franklin St #1R	1-00189-0010	28-Feb-19	\$1,350,000	Coop	
93 Worth St #606	1-00173-1153	6-Feb-19	\$1,189,000	Condo	611
275 Greenwich St #6LS	1-00132-1070	29-Jan-19	\$1,090,000	Condo	868
260 Broadway #7C	1-00135-1002	28-Feb-19	\$1,037,500	Coop	885
275 Greenwich St #4BS	1-00132-1032	31-Jan-19	\$999,500	Condo	748
303 Greenwich St #5F	1-00140-1044	28-Feb-19	\$858,000	Condo	634
295 Greenwich St #8JN	1-00137-1095	24-Jan-19	\$640,000	Condo	432
295 Greenwich St #7ON	1-00137-1088	14-Mar-19	\$630,000	Condo	440



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

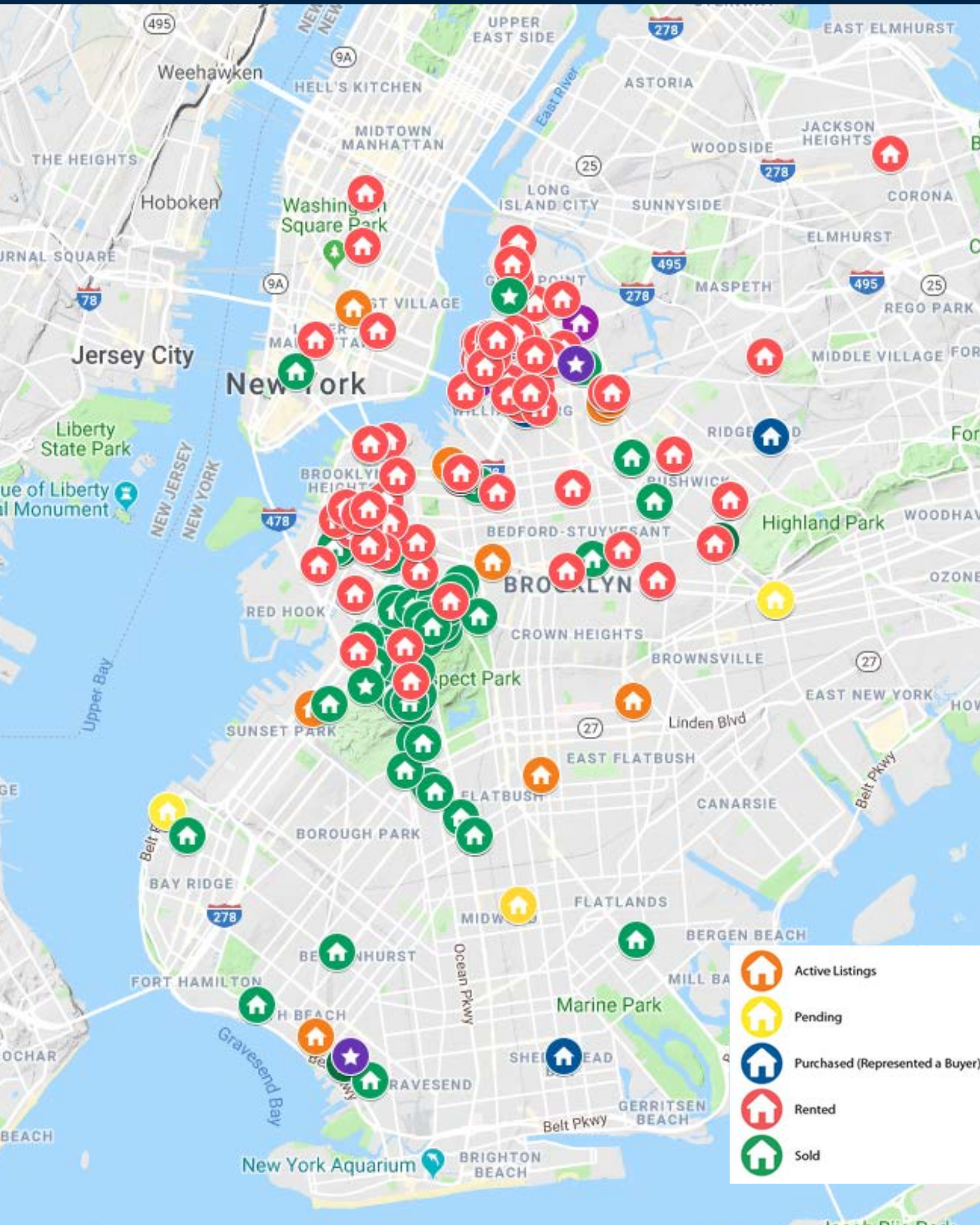
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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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	

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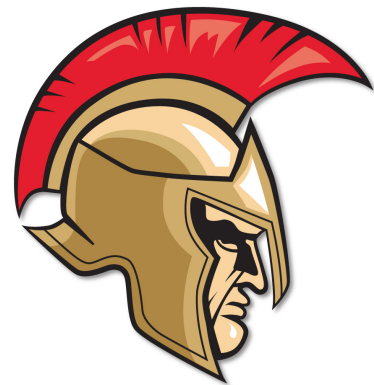
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