

TRIBECA

A monthly analysis of residential sales
in TriBeCa, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

TriBeCa, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$6.28M

131% YoY

NO. OF TRANSACTIONS

27

4% YoY

MEDIAN PRICE/SQ.FT.

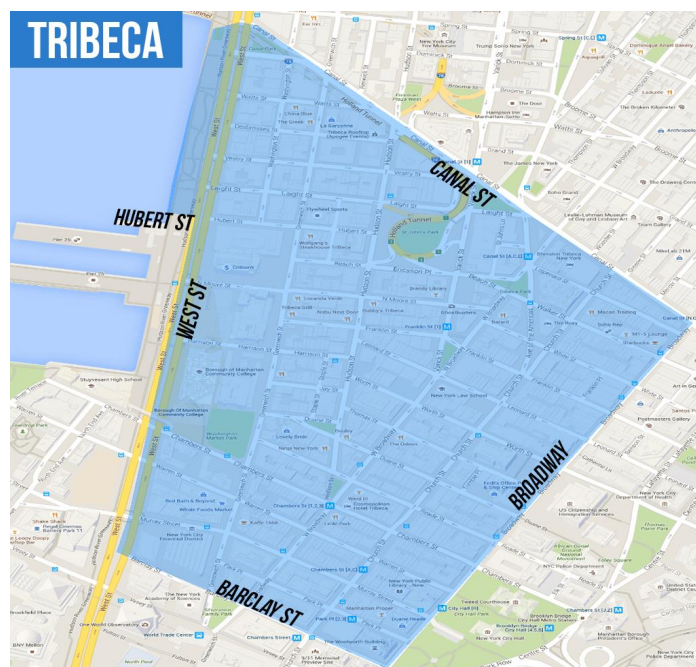
\$1,837

11% YoY

MANHATTAN
MEDIAN SALE PRICE**\$1.08M**

-8% YoY

NEIGHBORHOOD BOUNDARIES

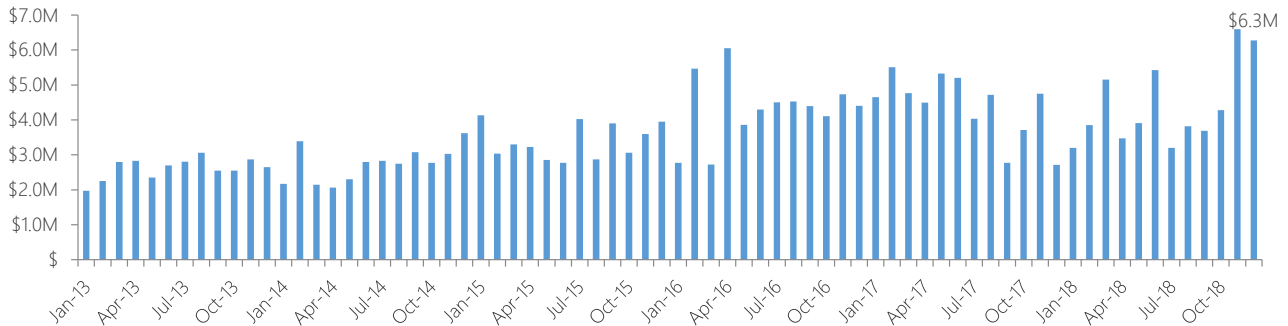


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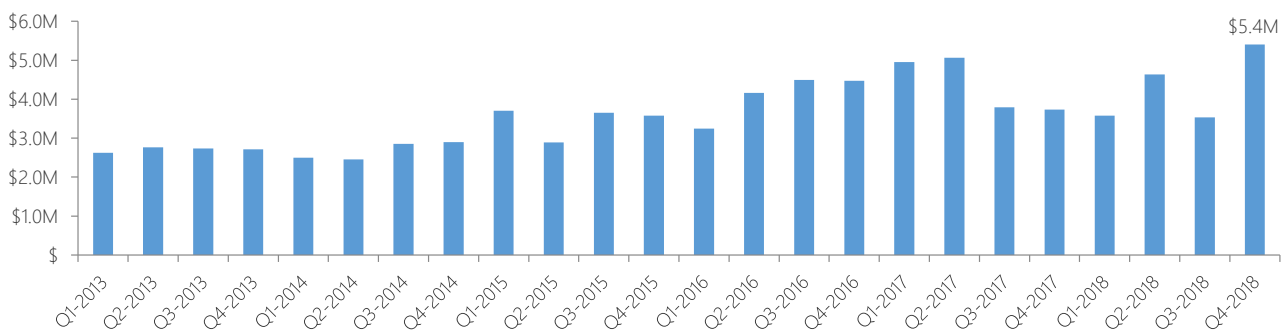
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RESIDENTIAL STATS

Median Sale Price by Month

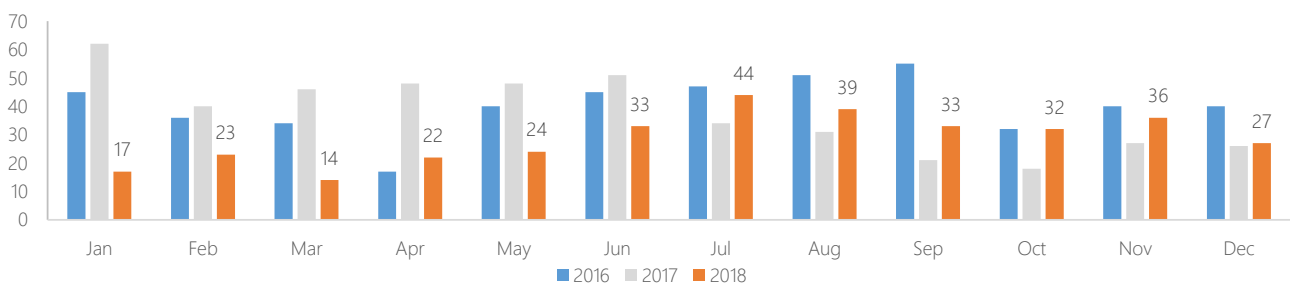


Median Sale Price by Quarter

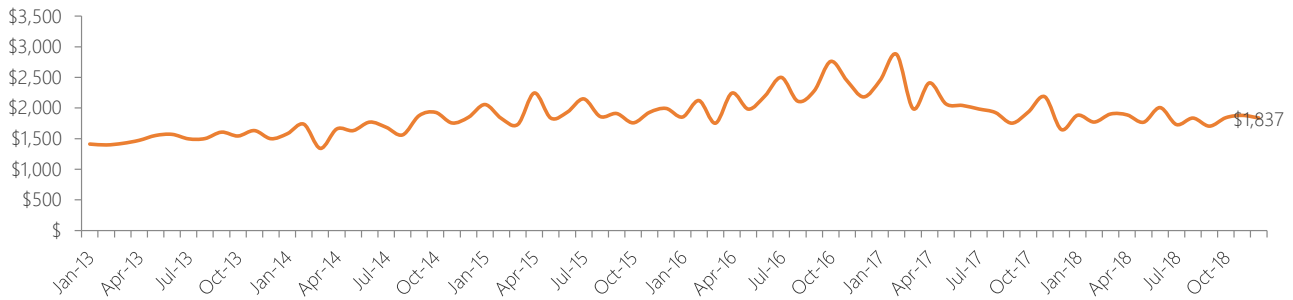


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	24	33	44	39	33	32	36	27



Median Sale Price per Square Foot

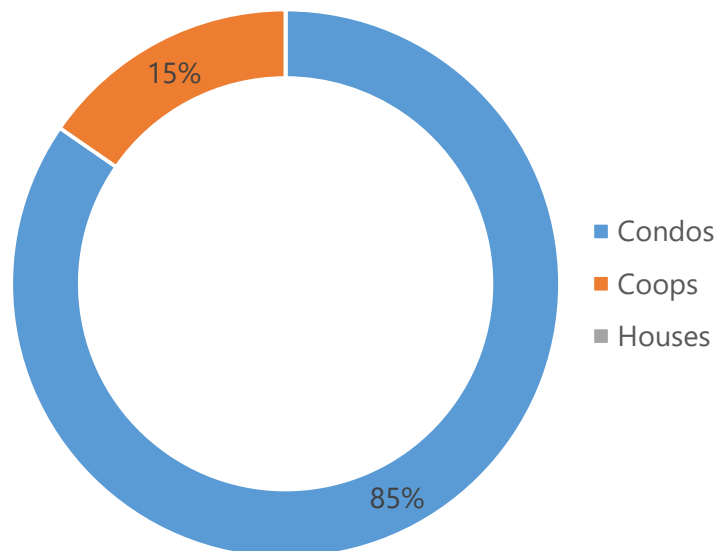


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$7,019,350	130%	\$1,977	9%	22
Coops	\$1,975,000	-12%	\$1,460	21%	4
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 Vestry St #PHS	1-00223-1147	10-Dec-18	\$56,010,250	Condo	
62 Vestry St #PHN	1-00223-1146	20-Dec-18	\$40,735,500	Condo	
62 Vestry St #9S	1-00223-1138	14-Dec-18	\$21,412,500	Condo	
56 Leonard St #PH52B	1-00176-1140	21-Dec-18	\$15,460,849	Condo	
111 Murray St #57W	1-00142-1948	28-Dec-18	\$14,000,938	Condo	
30 Park Pl #68A	1-00123-1229	28-Dec-18	\$11,000,000	Condo	3,699
111 Murray St #40W	1-00142-1912	14-Dec-18	\$8,700,000	Condo	
111 Murray St #36W	1-00142-1900	11-Dec-18	\$8,069,631	Condo	
30 Park Pl #69B	1-00123-1233	12-Dec-18	\$8,000,000	Condo	2,631
111 Murray St #42W	1-00142-1918	19-Dec-18	\$7,738,700	Condo	
149 Franklin St #3	1-00179-0061	20-Dec-18	\$6,500,000	Coop	
30 Park Pl #63B	1-00123-1214	7-Dec-18	\$6,300,000	Condo	2,213
56 Leonard St #23BW	1-00176-1054	19-Dec-18	\$6,250,000	Condo	
78 Laight St #4A	1-00218-1205	11-Dec-18	\$5,500,000	Condo	2,994
111 Murray St #43B	1-00142-1920	21-Dec-18	\$5,300,000	Condo	
111 Murray St #41B	1-00142-1914	27-Dec-18	\$5,150,000	Condo	
55 White St #PHA	1-00175-1218	3-Dec-18	\$4,700,000	Condo	2,220
60 Thomas St #4	1-00147-1304	7-Dec-18	\$3,215,000	Condo	1,844
415 Greenwich St #8D	1-00215-1159	21-Dec-18	\$3,200,000	Condo	1,850
62 Vestry St #1A	1-00223-1102	5-Dec-18	\$2,549,625	Condo	
474 Greenwich St #3N	1-00595-0041	12-Dec-18	\$2,000,000	Coop	1,370
38 N Moore St #8C	1-00189-1152	20-Dec-18	\$1,950,000	Coop	
181 Hudson St #7A	1-00222-1014	18-Dec-18	\$975,000	Condo	1,640
260 Broadway #2C	1-00135-1002	3-Dec-18	\$975,000	Coop	



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THE RATNER TEAM



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Residential Sales &
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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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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
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SPARTAN RENOVATIONS



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