

# TRIBECA

A monthly analysis of residential sales  
in TriBeCa, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

TriBeCa, Manhattan

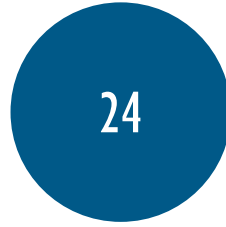
SUMMARY

MEDIAN SALE PRICE



-22% YoY

NO. OF TRANSACTIONS



-48% YoY

MEDIAN PRICE/SQ.FT.



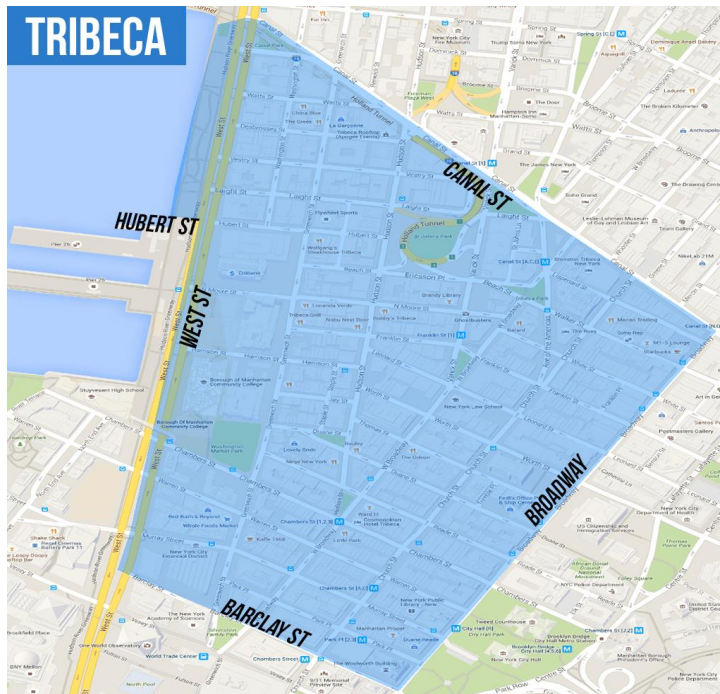
-8% YoY

MANHATTAN MEDIAN SALE PRICE



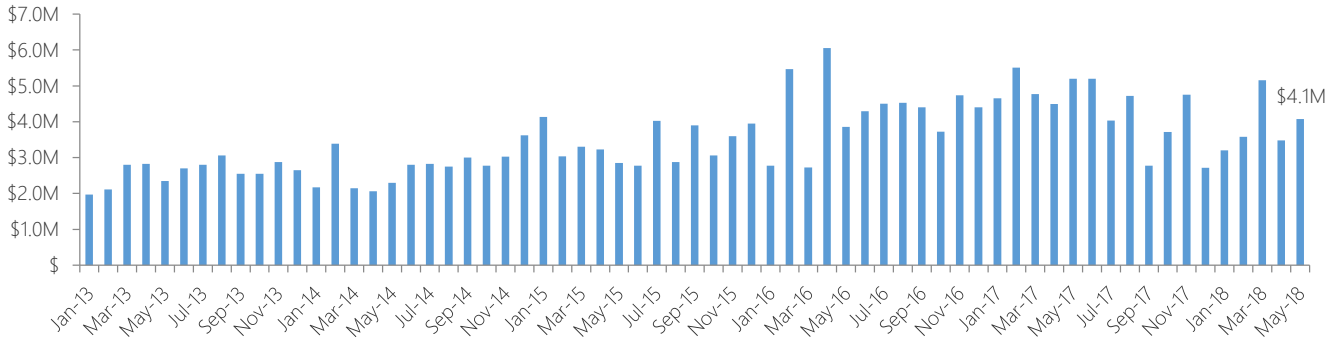
-5% YoY

NEIGHBORHOOD BOUNDARIES

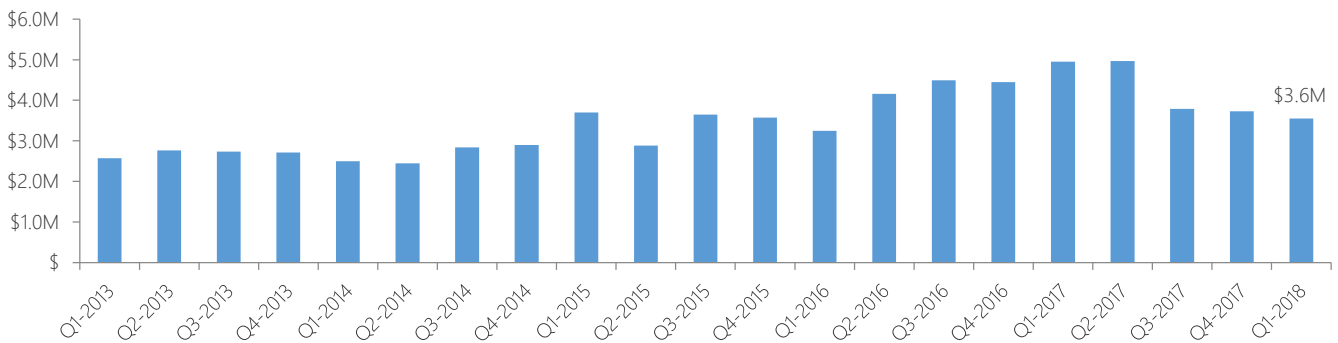


## RESIDENTIAL STATS

### Median Sale Price by Month

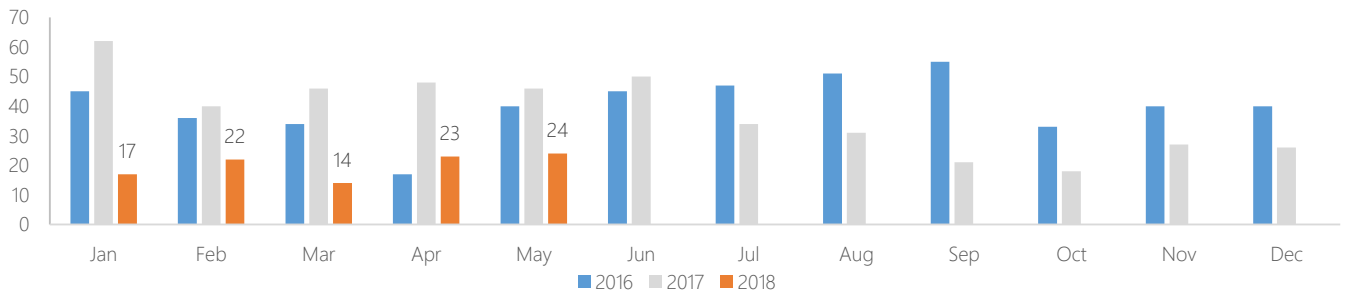


### Median Sale Price by Quarter

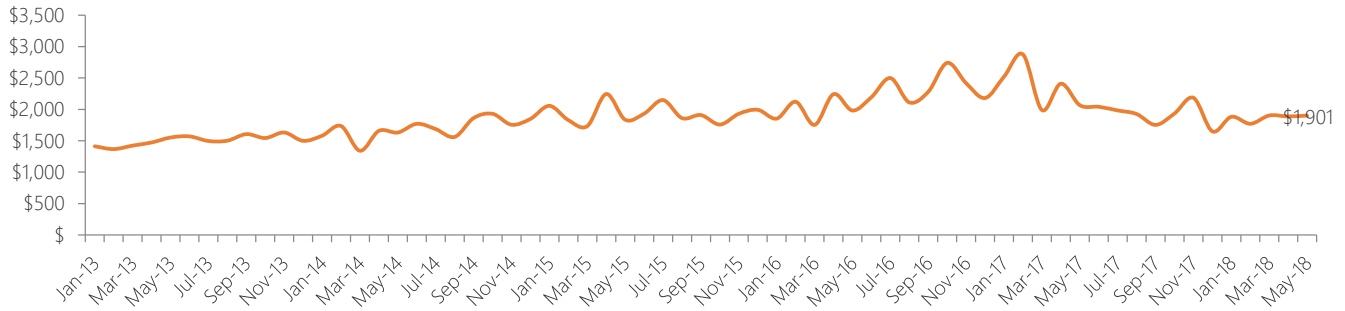


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	20	24	62	64	29	45	42	34	28	29	24	27
2014	58	24	28	28	24	31	29	24	27	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	33	40	40
2017	62	40	46	48	46	50	34	31	21	18	27	26
2018	17	22	14	23	24							



Median Sale Price per Square Foot

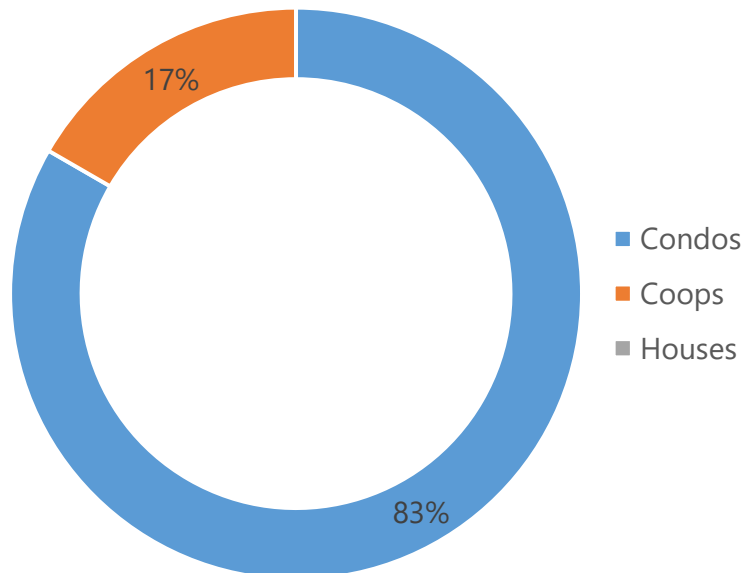


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,189,700	-22%	\$1,922	-7%	20
Coops	\$2,337,500	96%	\$1,338	-38%	4
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
443 Greenwich St #PHA	1-00222-1246	1-May-18	\$43,787,805	Condo	8,569
140 Franklin St #5BC	1-00189-1512	10-May-18	\$19,000,000	Condo	6,226
415 Greenwich St #PHC	1-00215-1166	11-May-18	\$9,555,000	Condo	3,807
288-289 West St #8	1-00595-0006	17-May-18	\$9,000,000	Coop	
87 Leonard St #PHA	1-00174-1306	31-May-18	\$8,250,000	Condo	
169 Hudson St #3N	1-00219-1305	2-May-18	\$5,800,000	Condo	4,203
95 Franklin St #2A	1-00174-1202	17-May-18	\$5,600,000	Condo	3,429
168 Duane St #2S	1-00141-1003	11-May-18	\$4,995,000	Condo	1,412
101 Warren St #3160	1-00142-1718	23-May-18	\$4,450,000	Condo	2,180
403 Greenwich St #B	1-00214-1402	11-May-18	\$4,279,400	Condo	1,922
66 Leonard St #12A	1-00173-1045	1-May-18	\$4,100,000	Condo	2,319
403 Greenwich St #C	1-00214-1403	30-May-18	\$4,050,000	Condo	
28 Laight St #1D	1-00220-1204	23-May-18	\$3,775,000	Condo	2,867
60 White St #3E	1-00193-2005	22-May-18	\$3,700,000	Condo	1,946
101 Warren St #5G	1-00142-1513	8-May-18	\$3,563,977	Condo	2,127
38 N Moore St #9A	1-00189-1152	9-May-18	\$2,400,000	Coop	
430 Greenwich St #5W	1-00218-0009	4-May-18	\$2,275,000	Coop	1,700
45-51 Lispenard St #6E	1-00210-0026	25-May-18	\$2,240,000	Coop	
25 Murray St #3F	1-00134-1428	18-May-18	\$2,000,000	Condo	1,558
355-361 Greenwich St #2C	1-00181-1005	31-May-18	\$1,870,000	Condo	1,288
200 Chambers St #15F	1-00142-1256	2-May-18	\$1,675,000	Condo	752
57 Reade St #3D	1-00149-1105	31-May-18	\$1,433,000	Condo	738



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
Rental Specialist

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- 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



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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

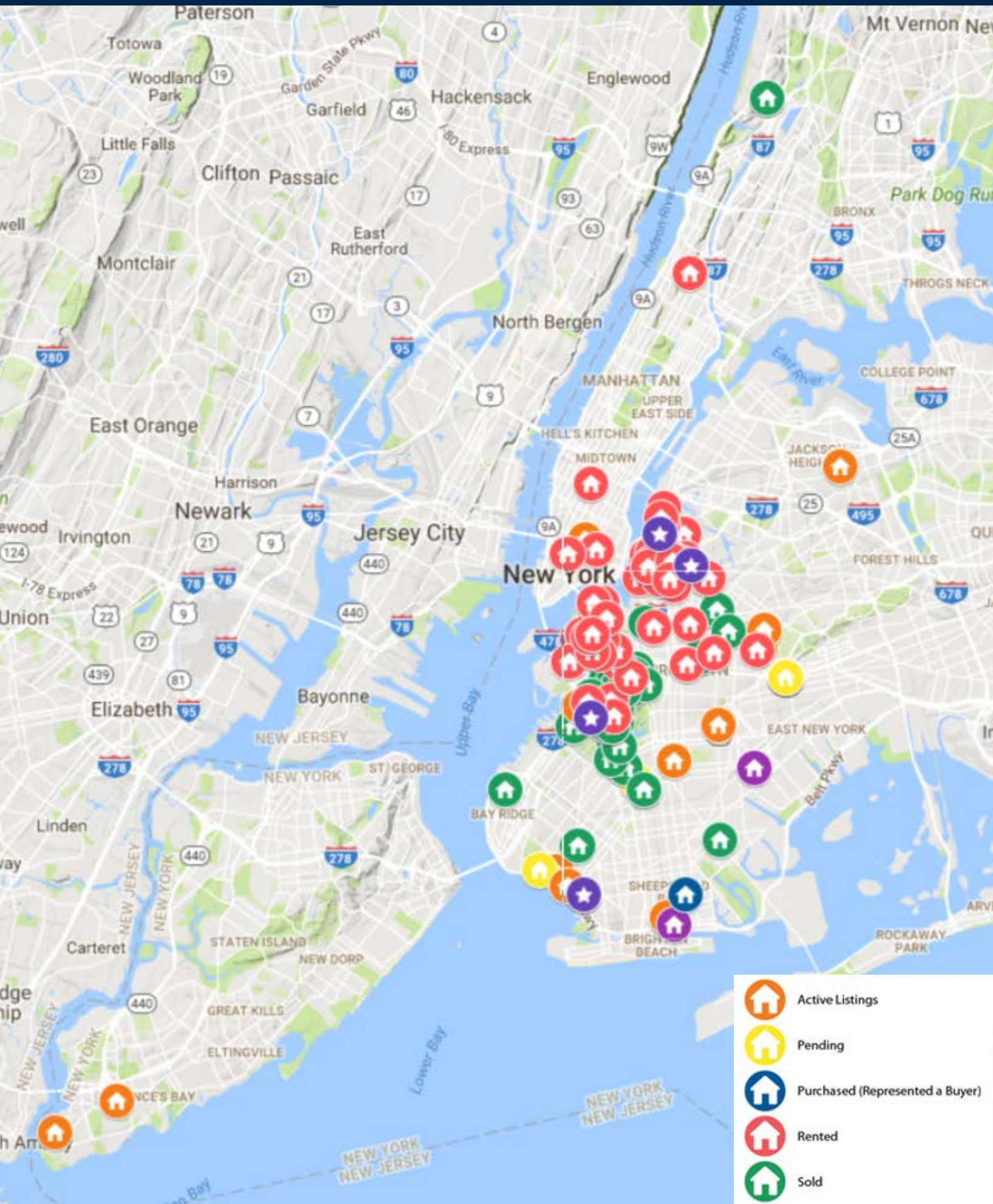
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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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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