

## West Tribeca Condominiums

Criteria: FT Doorman, 3,000+ SF, Last 2 Years. Additionally, Sold Listings Meeting the This Criteria \$10m+, 2021 to Present

### ACTIVE LISTINGS

Address	Ask Price	Size (SF)	Ask PPSF	Beds	Baths	M/Cc	M/Tax	DOM	FT Doorman	Original Ask	Listed Date
<a href="#">56 Leonard St, Unit PH53</a>	\$38,000,000	6,400	\$5,938	4	4.5	\$10,125	\$12,329	-	Yes	\$38,000,000	Private Exclusive
<a href="#">101 Warren St, Unit 3420</a>	\$24,995,000	5,769	\$4,333	4	4	\$12,105	\$12,966	-	Yes	\$24,995,000	Private Exclusive
<a href="#">56 Leonard St, Unit 47WEST</a>	\$17,500,000	3,576	\$4,894	4	4.5	\$5,758	\$6,678	-	Yes	\$17,500,000	Private Exclusive
<a href="#">443 Greenwich St, Unit 1G</a>	\$14,000,000	3,092	\$4,528	3	3.5	\$5,412	\$5,878	-	Yes	\$14,000,000	Private Exclusive
<a href="#">143 Reade St, Unit PH1</a>	\$14,900,000	4,647	\$3,206	5	5.5	\$6,526	\$2,091	35	Yes	\$14,900,000	2/4/2026
<a href="#">71 Reade St, Unit 5A</a>	\$7,250,000	3,035	\$2,389	4	4.5	\$4,763	\$3,700	50	Yes	\$7,250,000	1/19/2026
<a href="#">85 Worth St, Unit 3</a>	\$10,995,000	3,984	\$2,760	3	4	\$6,271	\$5,335	54	Yes	\$10,995,000	1/16/2026
<a href="#">56 Leonard St, Unit 39WEST</a>	\$15,850,000	3,411	\$4,647	4	4.5	\$5,477	\$6,351	59	Yes	\$15,850,000	1/11/2026
<a href="#">67 Vestry St, Unit THN</a>	\$13,995,000	3,678	\$3,805	4	4	\$7,626	\$6,200	86	Yes	\$13,995,000	12/15/2025
<a href="#">443 Greenwich St, Unit PHD</a>	\$35,000,000	5,004	\$6,994	4	4.5	\$11,362	\$12,462	158	Yes	\$35,000,000	10/3/2025
<a href="#">111 Murray St, Unit PH1</a>	\$33,950,000	7,675	\$4,423	5	6.5	\$19,789	\$16,122	172	Yes	\$33,950,000	9/20/2025
<a href="#">33 Vestry St, Unit 6</a>	\$9,650,000	3,252	\$2,967	3	2.5	\$5,859	\$2,483	329	Yes	\$10,450,000	4/15/2025
<b>Average</b>	<b>\$19,673,750</b>		<b>\$4,411</b>					<b>118</b>			

### CONTRACT SIGNED

Address	Last Ask Price	Size (SF)	Last Ask PPSF	Beds	Baths	M/Cc	M/Tax	DOM	FT Doorman	Original Ask	Listed Date	Contract Date
<a href="#">11 Beach St, Unit 8A</a>	\$8,650,000	3,844	\$2,250	5	4.5	\$4,653	\$5,771	451	Yes	\$9,500,000	12/09/2024	3/5/2026
<a href="#">60 Collister St, Unit PH5B</a>	\$9,495,000	3,928	\$2,417	4	3.5	\$5,343	\$5,325	58	Yes	\$9,495,000	12/04/2025	1/31/2026
<a href="#">92 Laight St, Unit 3ABC</a>	\$16,000,000	4,370	\$3,661	5	5.5	\$7,712	\$6,363	46	Yes	\$16,000,000	12/11/2025	1/27/2026
<a href="#">100 Barclay St, Unit 20D</a>	\$7,595,000	3,490	\$2,176	4	4.5	\$5,628	\$5,214	177	Yes	\$8,295,000	5/7/2025	1/19/2026
<a href="#">32 Walker St, Unit 4</a>	\$9,650,000	3,288	\$2,935	3	4.5	\$5,453	\$3,693	-	Yes	\$9,650,000	Off Market	11/2/2025
<a href="#">101 Warren St, Unit 3210/3240</a>	\$13,995,000	6,400	\$2,187	7	8	\$12,668	\$15,603	396	Yes	\$19,700,000	02/14/2024	3/17/2025
<b>Average</b>	<b>\$10,897,500</b>		<b>\$2,582</b>					<b>226</b>				

### SOLD LISTINGS

Address	Sold Price	Size (SF)	PPSF Sold	Beds	Baths	M/Cc	M/Tax	DOM	FT Doorman	Original Ask	Last Ask Price	Listed Date	Sold Date	% Negotiated From Original Ask
<a href="#">250 West St, Unit 11A</a>	\$21,435,750	3768	\$5,689	3	3.5	\$3,153	\$5,336	-	Yes	\$21,435,750	\$21,435,750	Off Market	2/27/2026	-%
<a href="#">11 N Moore St, Unit 5A</a>	\$8,850,750	3133	\$2,825	4	4	\$4,090	\$5,682	-	Yes	\$9,000,000	\$9,000,000	Off Market	2/25/2026	-2%
<a href="#">70 Vestry St, Unit PHS</a>	\$57,000,000	7808	\$7,300	6	6.5	\$22,196	\$17,326	90	Yes	\$65,000,000	\$65,000,000	11/7/2025	2/5/2026	-12%
<a href="#">67 Vestry St, Unit 4N</a>	\$15,250,000	3256	\$4,684	4	3.5	\$6,690	\$4,521	26	Yes	\$15,750,000	\$15,750,000	10/9/2025	12/15/2025	-3%
<a href="#">443 Greenwich St, Unit PHG</a>	\$39,995,000	5375	\$7,441	4	5	\$13,287	\$14,523	21	Yes	\$39,995,000	\$39,995,000	8/26/2025	11/25/2025	-%
<a href="#">415 Washington St, Unit THA</a>	\$6,130,000	3300	\$1,858	5	5	\$4,704	\$4,388	48	Yes	\$6,495,000	\$6,495,000	3/7/2025	11/5/2025	-6%
<a href="#">250 West St, Unit 9A</a>	\$14,200,000	4100	\$3,463	4	4.5	\$5,273	\$4,527	123	Yes	\$14,500,000	\$14,500,000	4/28/2025	10/30/2025	-2%
<a href="#">11 N Moore St, Unit PHW</a>	\$12,500,000	3541	\$3,530	3	0	\$2,531	\$6,942	-	Yes	\$12,500,000	\$12,500,000	Off Market	10/16/2025	-%
<a href="#">145 Hudson St, Unit 7B</a>	\$8,750,000	3298	\$2,653	4	3.5	\$4,010	\$3,742	148	Yes	\$9,495,000	\$8,995,000	2/11/2025	8/14/2025	-8%
<a href="#">7 Hubert St, Unit 10B</a>	\$11,625,000	3253	\$3,574	3	4	\$4,884	\$4,857	19	Yes	\$11,625,000	\$11,625,000	5/16/2025	8/13/2025	-%
<a href="#">443 Greenwich St, Unit 5G</a>	\$13,300,000	3022	\$4,401	3	3.5	\$0	\$6,258	-	Yes	\$13,300,000	\$13,300,000	5/13/2025	8/7/2025	-%
<a href="#">111 Murray St, Unit PH2</a>	\$28,100,000	7488	\$3,753	5	6.5	\$16,568	\$14,686	287	Yes	\$39,500,000	\$39,500,000	8/27/2024	7/10/2025	-29%
<a href="#">111 Murray St, Unit 50W</a>	\$11,500,000	3,267	\$3,520	4	5.5	\$6,061	\$5,027	51	Yes	\$11,995,000	\$11,995,000	3/31/2025	7/1/2025	-4%
<a href="#">7 Harrison St, Unit ATELIER</a>	\$8,500,000	3135	\$2,711	3	3.5	\$6,271	\$4,694	236	Yes	\$9,400,000	\$8,995,000	8/29/2024	6/10/2025	-10%
<a href="#">200 Chambers St, Unit 24CDE</a>	\$8,650,000	4650	\$1,860	5	4.5	\$5,658	\$6,882	47	Yes	\$8,995,000	\$8,995,000	1/2/2025	6/3/2025	-4%
<a href="#">11 Beach St, Unit 9A</a>	\$8,400,000	3888	\$2,160	3	3.5	\$4,729	\$5,865	77	Yes	\$8,995,000	\$8,650,000	1/6/2025	5/22/2025	-7%
<a href="#">443 Greenwich St, Unit 5C</a>	\$16,500,000	3677	\$4,487	4	4.5	\$6,458	\$6,395	-	Yes	\$16,500,000	\$16,500,000	3/25/2025	4/16/2025	-%
<a href="#">60 Warren St, Unit 2</a>	\$7,000,000	4,157	\$1,684	4	4	\$3,390	\$3,493	18	Yes	\$7,250,000	\$7,250,000	1/6/2025	4/14/2025	-3%
<a href="#">56 Leonard St, Unit 14BEAST</a>	\$7,950,000	3000	\$2,650	4	4.5	\$4,272	\$5,119	230	Yes	\$8,856,000	\$7,950,000	7/3/2024	4/1/2025	-10%
<a href="#">140 Franklin St, Unit PHC</a>	\$12,600,000	4100	\$3,073	3	4.5	\$5,561	\$9,656	-	Yes	\$12,980,000	\$12,980,000	12/12/2024	3/31/2025	-3%
<a href="#">56 Leonard St, Unit PH52A</a>	\$19,500,000	3658	\$5,331	4	4.5	\$5,473	\$6,557	97	Yes	\$19,995,000	\$19,995,000	9/4/2024	2/24/2025	-2%
<a href="#">60 Beach St, Unit PH2</a>	\$6,675,000	3006	\$2,221	3	3.5	\$3,577	\$4,884	80	Yes	\$6,995,000	\$6,995,000	11/15/2024	2/21/2025	-5%
<a href="#">67 Vestry St, Unit PH</a>	\$41,400,000	6207	\$6,670	4	5	\$15,532	\$8,142	229	Yes	\$50,000,000	\$50,000,000	5/16/2024	2/13/2025	-17%
<a href="#">250 West St, Unit 10A</a>	\$15,150,500	4120	\$3,677	4	4.5	\$5,142	\$4,568	56	Yes	\$16,000,000	\$16,000,000	10/15/2024	7/7/2025	-5%
<a href="#">56 Leonard St, Unit PH56</a>	\$35,500,000	5858	\$6,060	4	4.5	\$8,674	\$10,390	-	Yes	\$36,500,000	\$35,500,000	2/8/2025	1/29/2025	-3%
<a href="#">140 Franklin St, Unit 2B</a>	\$16,000,000	6300	\$2,540	7	4.5	\$8,739	\$5,810	63	Yes	\$16,950,000	\$16,950,000	9/23/2024	1/21/2025	-6%
<a href="#">56 Leonard St, Unit 38WEST</a>	\$15,000,000	3412	\$4,396	4	4.5	\$5,192	\$6,218	-	Yes	\$15,375,000	\$15,375,000	Off Market	1/14/2025	-2%
<a href="#">465 Washington St, Unit PH</a>	\$12,850,000	3920	\$3,278	5	4.5	\$4,928	\$1,856	147	Yes	\$13,995,000	\$13,995,000	5/31/2024	11/19/2024	-8%
<a href="#">92 Laight St, Unit PHC</a>	\$11,000,000	3256	\$3,378	3	3	\$4,752	\$7,872	-	Yes	\$11,000,000	\$11,000,000	10/8/2024	11/13/2024	-%
<a href="#">250 West St, Unit PH</a>	\$37,600,000	7257	\$5,181	4	4.5	\$9,015	\$11,115	-	Yes	\$37,600,000	\$37,600,000	Off Market	10/28/2024	-%
<a href="#">100 Barclay St, Unit 20C</a>	\$6,650,000	3216	\$2,068	4	4.5	\$5,164	\$5,806	537	Yes	\$7,600,000	\$7,600,000	1/6/2023	10/25/2024	-13%
<a href="#">111 Murray St, Unit 45W</a>	\$10,250,000	3208	\$3,195	4	5.5	\$5,408	\$6,573	289	Yes	\$11,950,000	\$10,250,000	9/12/2023	9/10/2024	-14%
<a href="#">200 Chambers St, Unit 26C</a>	\$5,347,359	3204	\$1,669	-	-	-	\$4,886	-	Yes	\$5,347,359	\$5,347,359	Off Market	8/23/2024	-%
<a href="#">195 Hudson St, Unit 6A</a>	\$6,600,000	3202	\$2,061	3	2	\$4,675	\$4,163	47	Yes	\$6,750,000	\$6,750,000	5/3/2024	8/21/2024	-2%

443 Greenwich St. Unit 5A	\$20,700,000	3643	\$5,682	4	4.5	\$5,413	\$4,692	-	Yes	\$20,700,000	\$20,700,000	Off Market	5/15/2024	-%
443 Greenwich St. Unit PHE	\$24,990,000	5000	\$4,998	4	4.5	\$9,333	\$11,694	194	Yes	\$32,500,000	\$28,000,000	7/25/2023	4/16/2024	-23%
111 Murray St. Unit 60E	\$11,688,000	3200	\$3,653	3	3.5	\$5,882	\$6,695	277	Yes	\$13,500,000	\$13,500,000	5/11/2023	3/29/2024	-13%
145 Hudson St. Unit 8A	\$12,750,000	3908	\$3,263	4	3.5	\$4,835	\$3,009	16	Yes	\$12,750,000	\$12,750,000	11/27/2023	1/29/2024	-%
1 N Moore St. Unit PH	\$18,750,000	5500	\$3,409	4	4.5	\$8,826	\$3,682	93	Yes	\$24,250,000	\$24,250,000	7/11/2023	12/28/2023	-23%
62 Beach St. Unit 3A/B	\$12,025,000	4000	\$3,006	5	4.5	\$4,900	\$4,800	9	Yes	\$11,950,000	\$11,950,000	9/23/2023	12/4/2023	1%
111 Murray St. Unit 61EAST	\$10,500,000	3197	\$3,284	3	3.5	\$5,000	\$8,000	6	Yes	\$10,500,000	\$10,500,000	8/22/2023	11/8/2023	-%
169 Hudson St. Unit PH7N	\$16,000,000	5269	\$3,037	4	5.5	\$8,900	\$11,704	179	Yes	\$19,800,000	\$19,800,000	3/2/2023	10/4/2023	-19%
11 Beach St. Unit PHA	\$12,600,000	3931	\$3,205	3	4	\$5,166	\$7,529	24	Yes	\$12,500,000	\$12,500,000	7/10/2023	9/21/2023	1%
443 Greenwich St. Unit 4F	\$11,000,000	3170	\$3,470	3	3.5	\$5,308	\$6,073	19	Yes	\$11,000,000	\$11,000,000	4/13/2023	7/18/2023	-%
60 Collister St. Unit PH	\$23,500,000	5126	\$4,584	6	5.5	\$6,014	\$7,150	42	Yes	\$26,950,000	\$26,950,000	4/3/2023	6/30/2023	-13%
67 Vestry St. Unit PHB	\$22,966,875	3513	\$6,538	4	4.5	\$8,335	\$5,929	-	Yes	\$22,500,000	\$22,500,000	6/25/2021	6/29/2023	2%
67 Vestry St. Unit 8	\$22,100,000	5794	\$3,814	6	5.5	\$11,531	\$8,202	-	Yes	\$23,850,000	\$23,850,000	5/21/2021	6/20/2023	-7%
67 Vestry St. Unit 6	\$24,498,000	5794	\$4,228	6	5.5	\$11,433	\$8,133	70	Yes	\$23,950,000	\$23,950,000	9/15/2021	6/16/2023	2%
443 Greenwich St. Unit 5H	\$14,995,000	3949	\$3,797	4	4.5	\$7,266	\$8,292	69	Yes	\$15,900,000	\$15,900,000	2/8/2023	6/1/2023	-6%
111 Murray St. Unit 51W	\$12,025,000	3281	\$3,665	4	4.5	\$5,741	\$6,925	57	Yes	\$12,025,000	\$12,025,000	3/22/2023	5/18/2023	-%
67 Vestry St. Unit 9	\$26,539,500	5794	\$4,581	6	5.5	\$11,644	\$8,282	51	Yes	\$27,000,000	\$27,000,000	9/15/2021	5/15/2023	-2%
100 Barclay St. Unit PHB	\$13,495,000	4311	\$3,130	5	5.5	\$7,000	\$6,100	83	Yes	\$13,495,000	\$13,495,000	12/20/2022	3/14/2023	-%
56 Leonard St. Unit PH53	\$30,100,000	6400	\$4,703	4	5.5	\$8,996	\$8,488	-	Yes	\$30,100,000	\$30,100,000	Off Market	1/5/2023	-%
169 Hudson St. Unit PH7N	\$16,000,000	5095	\$3,140	4	5.5	\$7,667	\$11,704	68	Yes	\$16,990,000	\$16,990,000	7/9/2022	9/16/2022	-6%
70 Vestry St. Unit 6B	\$14,800,000	3242	\$4,565	4	4.5	\$6,859	\$6,040	56	Yes	\$14,500,000	\$14,500,000	7/6/2022	8/31/2022	2%
11 Beach St. Unit PHD	\$13,900,000	5457	\$2,547	5	6.5	\$5,612	\$9,455	97	Yes	\$15,000,000	\$15,000,000	3/20/2022	8/19/2022	-7%
25 N Moore St. Unit 16	\$22,000,000	7080	\$3,107	5	5	\$8,270	\$11,695	50	Yes	\$22,000,000	\$22,000,000	4/1/2022	7/23/2022	-%
25 N Moore St. Unit 16ABC	\$21,700,000	7080	\$3,065	5	5.5	\$8,270	\$11,695	50	Yes	\$22,000,000	\$22,000,000	4/1/2022	7/22/2022	-1%
11 N Moore St. Unit 5BC	\$14,300,000	4912	\$2,911	4	4.5	\$5,006	\$6,887	577	Yes	\$17,000,000	\$15,495,000	1/6/2020	6/16/2022	-16%
71 Laight St. Unit 4C	\$12,000,000	3708	\$3,236	5	5.5	\$6,708	\$3,580	13	Yes	\$12,400,000	\$12,400,000	3/4/2022	5/12/2022	-3%
60 Collister St. Unit 3A	\$15,500,000	5416	\$2,862	4	4.5	\$5,734	\$6,738	2	Yes	\$16,000,000	\$16,000,000	3/21/2022	5/6/2022	-3%
60 Collister St. Unit 1C	\$17,250,000	9079	\$1,900	5	5	\$5,051	\$6,559	-	Yes	\$17,250,000	\$17,250,000	Off Market	4/14/2022	-%
56 Leonard St. Unit 46EAST	\$12,000,000	3371	\$3,560	4	4.5	-	-	-	Yes	\$13,000,000	\$13,000,000	Off Market	3/10/2022	-8%
443 Greenwich St. Unit 2D	\$13,700,000	3822	\$3,585	3	4	\$5,224	\$4,528	-	Yes	\$13,700,000	\$13,700,000	Off Market	3/1/2022	-%
71 Laight St. Unit 5C	\$12,462,683	3708	\$3,361	5	5.5	\$6,420	\$4,272	136	Yes	\$13,100,000	\$13,100,000	8/24/2021	3/1/2022	-5%
443 Greenwich St. Unit 2/3E	\$14,000,000	4522	\$3,096	3	5.5	\$6,729	\$8,783	133	Yes	\$13,995,000	\$13,995,000	9/9/2021	1/20/2022	-%
56 Leonard St. Unit 48EAST	\$12,850,000	3371	\$3,812	4	4.5	\$4,574	\$3,938	106	Yes	\$13,495,000	\$13,495,000	9/30/2021	1/14/2022	-5%
290 West St. Unit PH	\$10,650,000	3060	\$3,480	3	4.5	\$4,385	\$4,739	-	Yes	\$10,650,000	\$10,650,000	Off Market	1/6/2022	-%
443 Greenwich St. Unit 2H	\$16,500,000	3950	\$4,177	4	4.5	\$6,373	\$7,985	69	Yes	\$16,500,000	\$16,500,000	9/7/2021	12/20/2021	-%
11 Beach St. Unit 9B	\$13,500,000	5443	\$2,480	5	5.5	\$4,603	\$9,454	-	Yes	\$13,500,000	\$13,500,000	Off Market	12/3/2021	-%
443 Greenwich St. Unit PHH	\$49,500,000	8908	\$5,557	6	7	\$18,360	\$23,004	28	Yes	\$49,500,000	\$49,500,000	9/22/2021	11/19/2021	-%
443 Greenwich St. Unit 6G	\$12,800,000	3883	\$3,296	4	4.5	\$6,301	\$6,786	25	Yes	\$12,995,000	\$12,995,000	9/8/2021	11/16/2021	-2%
56 Leonard St. Unit PH60	\$45,000,000	7779	\$5,785	4	4.5	\$6,418	\$2,757	-	Yes	\$45,000,000	\$45,000,000	Off Market	10/28/2021	-%
56 Leonard St. Unit PH58	\$30,125,000	5489	\$5,488	5	5.5	\$7,483	\$6,440	392	Yes	\$37,000,000	\$37,000,000	7/13/2020	10/13/2021	-19%
443 Greenwich St. Unit PHB	\$34,000,000	5588	\$6,084	4	4.5	\$11,368	\$14,838	179	Yes	\$38,500,000	\$38,500,000	2/28/2021	10/5/2021	-12%
471 Washington St. Unit PH	\$17,625,000	7137	\$2,470	5	6	\$13,473	\$4,872	124	Yes	\$18,995,000	\$18,995,000	5/6/2021	9/15/2021	-7%
71 Laight St. Unit 6C	\$13,750,000	4200	\$3,274	4	4.5	-	-	13	Yes	\$14,495,000	\$14,495,000	7/7/2021	9/3/2021	-5%
24 Leonard St. Unit 5	\$14,975,000	4935	\$3,034	5	5.5	\$4,000	\$4,000	-	Yes	\$14,975,000	\$14,975,000	Off Market	8/27/2021	-%
56 Leonard St. Unit PH55	\$29,500,000	5186	\$5,688	4	4.5	\$7,087	\$6,632	126	Yes	\$29,500,000	\$29,500,000	4/9/2021	8/13/2021	-%
140 Franklin St. Unit PHA	\$14,500,000	5019	\$2,889	4	4	\$5,641	\$6,800	277	Yes	\$18,500,000	\$18,500,000	9/10/2020	8/11/2021	-22%
24 Leonard St. Unit 4	\$14,700,000	4929	\$2,982	5	4.5	\$3,839	\$3,931	272	Yes	\$15,800,000	\$15,800,000	8/14/2020	7/28/2021	-7%
100 Barclay St. Unit PHC	\$12,500,000	4254	\$2,938	4	4.5	\$6,389	\$7,020	55	Yes	\$12,500,000	\$12,500,000	4/16/2021	7/13/2021	-%
166 Duane St. Unit PHB	\$14,500,000	6100	\$2,377	5	4.5	\$11,282	\$10,507	274	Yes	\$17,500,000	\$17,500,000	6/30/2020	6/30/2021	-17%
443 Greenwich St. Unit 6C	\$10,350,000	3155	\$3,281	3	3.5	\$4,900	\$6,504	22	Yes	\$11,000,000	\$11,000,000	3/8/2021	6/4/2021	-6%
7 Hubert St. Unit PHC	\$15,000,000	4262	\$3,519	2	2.5	\$6,351	\$9,121	192	Yes	\$18,500,000	\$18,500,000	8/25/2020	4/30/2021	-19%
443 Greenwich St. Unit 3H	\$12,550,000	3949	\$3,178	4	4.5	\$6,303	\$8,372	298	Yes	\$15,000,000	\$15,000,000	5/4/2020	4/14/2021	-16%
70 Vestry St. Unit 11N	\$24,620,625	5003	\$4,921	6	7.5	\$8,509	\$9,074	639	Yes	\$28,500,000	\$28,500,000	5/1/2019	2/18/2021	-14%
Average	\$17,449,311		\$3,815					130						-8%