

West Tribeca Penthouses

Criteria: Over 3,000 SF and/or \$10m

ACTIVE LISTINGS

Address	Ask Price	Size (SF)	Ask PPSF	Beds	Baths	M/Cc	M/Tax	DOM	Original Ask	Listed Date
56 Leonard St, Unit PH53	\$38,000,000	6,400	\$5,938	4	4.5	\$10,125	\$12,329	-	Private Exclusive	Off Market
143 Reade St, Unit PH1	\$14,900,000	4,647	\$3,206	5	5.5	\$6,526	\$2,091	35	\$14,900,000	2/4/2026
443 Greenwich St, Unit PHD	\$35,000,000	5,004	\$6,994	4	4.5	\$11,362	\$12,462	158	\$35,000,000	10/3/2025
111 Murray St, Unit PH1	\$33,950,000	7,675	\$4,423	5	6.5	\$19,789	\$16,122	172	\$33,950,000	9/20/2025
Average	\$30,462,500		\$5,136					122		

CONTRACT SIGNED

Address	Last Ask Price	Size (SF)	Last Ask PPSF	Beds	Baths	M/Cc	M/Tax	DOM	Original Ask	Listed Date	Contract Date
60 Collister St, Unit PH5B	\$9,495,000	3,928	\$2,417	4	3.5	\$5,343	\$5,325	58	\$9,495,000	12/04/2025	1/31/2026
53 Leonard St, Unit PH	\$9,999,000	3,287	\$3,042	4	3.5	\$3,322	\$9,012	358	\$9,999,000	6/3/2024	6/27/2025
Average	\$9,495,000		\$2,702					208			

SOLD LISTINGS

Address	Sold Price	Size (SF)	PPSF Sold	Beds	Baths	M/Cc	M/Tax	DOM	Original Ask	Last Ask Price	Listed Date	Sold Date	% Negotiated From Original Ask
70 Vestry St, Unit PHS	\$57,000,000	7,808	\$7,300	6	6.5	\$22,196	\$17,326	90	\$65,000,000	\$65,000,000	11/7/2025	2/5/2026	-12%
443 Greenwich St, Unit PHG	\$39,995,000	5,375	\$7,441	4	5	\$13,287	\$14,523	21	\$39,995,000	\$39,995,000	8/26/2025	11/25/2025	0%
11 N Moore St, Unit PHW	\$12,500,000	3,541	\$3,530	3	0	\$2,531	\$6,942	-	\$12,500,000	\$12,500,000	Off Market	10/16/2025	-%
111 Murray St, Unit PH2	\$28,100,000	7,488	\$3,753	5	6.5	\$16,568	\$14,686	287	\$39,500,000	\$39,500,000	8/27/2024	7/10/2025	-29%
56 Leonard St, Unit PH52A	\$19,500,000	3,658	\$5,331	4	4.5	\$5,473	\$6,557	97	\$19,995,000	\$19,995,000	9/4/2024	2/24/2025	-2%
67 Vestry St, Unit PH	\$41,400,000	6,207	\$6,670	4	5	\$15,532	\$8,142	229	\$50,000,000	\$50,000,000	5/16/2024	2/13/2025	-17%
56 Leonard St, Unit PH56	\$35,500,000	5,858	\$6,060	4	4.5	\$8,674	\$10,390	-	\$36,500,000	\$36,500,000	Off Market	1/29/2025	-3%
465 Washington St, Unit PH	\$12,850,000	3,920	\$3,278	5	4.5	\$4,928	\$1,856	147	\$13,995,000	\$13,995,000	5/31/2024	11/19/2024	-8%
250 West St, Unit PH	\$37,600,000	7,257	\$5,181	4	4.5	\$9,015	\$11,115	-	\$37,600,000	\$37,600,000	Off Market	10/28/2024	-%
92 Laight St, Unit PHC	\$11,000,000	3,256	\$3,378	3	3	\$4,752	\$7,872	-	\$11,000,000	\$11,000,000	Off Market	11/13/2024	-%
443 Greenwich St, Unit PHE	\$24,990,000	5,000	\$4,998	4	4.5	\$9,333	\$11,694	194	\$32,500,000	\$28,000,000	7/25/2023	4/16/2024	-23%
471 Washington St, Unit PH	\$19,500,000	7,137	\$2,732	5	6	\$13,473	\$4,872	-	\$19,500,000	\$19,500,000	Off Market	3/20/2024	-%
414 Washington St, Unit PH	\$9,250,000	3,140	\$2,946	3	2.5	\$3,982	\$6,247	-	\$9,500,000	\$9,500,000	Off Market	1/29/2026	-3%
16 Desbrosses St, Unit PHS	\$9,775,000	3,324	\$2,941	3	3.5	\$1,995	\$4,683	43	\$9,995,000	\$9,995,000	9/10/2025	12/9/2025	-2%
Average	\$25,640,000		\$4,919					139					-10%