

Tribeca Maisonettes & Condominium Townhouses

Criteria: \$6m-\$20m

ACTIVE LISTINGS

| Address | Ask Price | Size (SF) | Ask PPSF | Beds | Baths | M/Cc | M/Tax | DOM | Original Ask | Listed Date |
|---|--------------------|-----------|----------------|------|-------|---------|----------|------------|--------------|-------------------|
| 443 Greenwich St, Unit 1G | \$14,000,000 | 3,092 | \$4,528 | 3 | 3.5 | \$5,412 | \$5,878 | - | \$14,000,000 | Private Exclusive |
| 53 Murray St, Unit 1 | \$6,300,000 | 5,355 | \$1,176 | 5 | 4 | \$1,369 | \$6,624 | 92 | \$6,300,000 | 12/13/2025 |
| 11 Beach St, Unit THC | \$7,500,000 | 4,827 | \$1,554 | 4 | 5.5 | \$6,483 | \$7,290 | 38 | \$7,500,000 | 2/5/2026 |
| 11 Beach St, Unit THA | \$9,950,000 | 6,163 | \$1,614 | 4 | 5 | \$7,908 | \$11,338 | 328 | \$10,250,000 | 4/22/2025 |
| 45 Warren St, Unit 1 | \$7,500,000 | 8,400 | \$893 | 3 | 5.5 | \$3,930 | \$4,197 | 20 | \$7,500,000 | 2/24/2026 |
| 67 Vestry St, Unit THN | \$13,995,000 | 3,678 | \$3,805 | 4 | 4 | \$7,626 | \$6,200 | 91 | \$13,995,000 | 12/15/2025 |
| 11 Beach St, Unit THB | \$7,300,000 | 4,752 | \$1,536 | 3 | 4.5 | \$5,807 | \$7,204 | 360 | \$7,995,000 | 3/21/2025 |
| Average | \$9,506,429 | | \$1,835 | | | | | 155 | | |

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 |
|--|--------------------|-----------|----------------|------|-------|---------|----------|------------|--------------|----------------|-------------|------------|--------------------------------|
| 16 Jay St, Unit 1 | \$6,640,000 | 4,262 | \$1,558 | 4 | 2.5 | \$2,500 | \$4,191 | 427 | \$8,000,000 | \$7,595,000 | 10/10/2024 | 3/10/2026 | -17% |
| 87 Leonard St, Unit MAIS-1B | \$7,900,000 | 7,414 | \$1,066 | 6 | 5.5 | \$5,114 | \$5,472 | 153 | \$9,000,000 | \$9,000,000 | 3/26/2025 | 11/19/2025 | -12% |
| 415 Washington St, Unit THA | \$6,130,000 | 3,300 | \$1,858 | 5 | 5 | \$4,704 | \$4,388 | 48 | \$6,495,000 | \$6,495,000 | 3/7/2025 | 11/5/2025 | -6% |
| 7 Harrison St, Unit ATELIER | \$8,500,000 | 3,135 | \$2,711 | 3 | 3.5 | \$6,271 | \$4,694 | 236 | \$9,400,000 | \$8,995,000 | 8/29/2024 | 6/10/2025 | -10% |
| 18 Leonard St, Unit MAIS-D | \$6,050,000 | 3,500 | \$1,729 | 4 | 3 | \$3,100 | \$2,250 | 159 | \$7,250,000 | \$7,250,000 | 6/6/2024 | 11/12/2024 | -17% |
| 46 Laight St, Unit MAIS | \$7,990,000 | 5,202 | \$1,536 | 5 | 4.5 | \$4,452 | \$5,155 | 281 | \$7,990,000 | \$7,990,000 | 11/7/2023 | 10/28/2024 | 0% |
| 443 Greenwich St, Unit 1D | \$7,800,000 | 3,105 | \$2,512 | 3 | 4 | \$4,972 | \$5,011 | - | \$7,800,000 | \$7,800,000 | Off Market | 3/6/2024 | -% |
| 56 Walker St | \$8,500,000 | 5,669 | \$1,499 | 4 | 4 | \$3,014 | \$5,516 | 247 | \$11,500,000 | \$11,500,000 | 09/07/2022 | 1/8/2024 | -26% |
| 67 Vestry St, Unit THS | \$9,748,164 | 3,204 | \$3,042 | 4 | 4 | \$6,109 | \$4,346 | 63 | \$9,650,000 | \$9,650,000 | 9/15/2021 | 12/28/2023 | 1% |
| 67 Vestry St, Unit THN | \$9,250,000 | 3,678 | \$2,515 | 4 | 3.5 | \$6,990 | \$4,972 | 828 | \$10,150,000 | \$10,150,000 | 9/15/2021 | 12/22/2023 | -9% |
| 7 Hubert St, Unit TH3H | \$8,900,000 | 6,500 | \$1,369 | 3 | 4.5 | \$6,164 | \$9,236 | 39 | \$9,250,000 | \$9,250,000 | 11/10/2022 | 6/15/2023 | -4% |
| 55 Leonard St | \$9,995,000 | 5,108 | \$1,957 | 4 | 5.5 | \$3,018 | \$1,403 | 82 | \$11,995,000 | \$11,995,000 | 01/11/2023 | 4/4/2023 | -17% |
| 60 Collister St, Unit 1C | \$17,250,000 | 9,079 | \$1,900 | 5 | 6 | \$5,051 | \$6,559 | - | \$17,250,000 | \$17,250,000 | Off Market | 4/14/2022 | -% |
| 6 Hubert St, Unit 1A | \$6,775,000 | 4,200 | \$1,613 | 4 | 5.5 | \$4,143 | \$4,349 | 458 | \$8,500,000 | \$8,500,000 | 10/9/2020 | 3/2/2022 | -20% |
| 415 Greenwich St, Unit THG | \$8,900,000 | 4,346 | \$2,048 | 4 | 5.5 | \$4,998 | \$4,470 | 159 | \$9,800,000 | \$9,800,000 | 05/18/2021 | 1/10/2022 | -9% |
| 71 Laight St, Unit 1A | \$6,400,000 | 3,094 | \$2,069 | 3 | 4 | \$5,206 | \$3,145 | 432 | \$6,950,000 | \$6,950,000 | 8/31/2020 | 1/7/2022 | -8% |
| 415 Washington St, Unit 1B | \$8,417,500 | 3,500 | \$2,405 | 4 | 5 | \$5,916 | \$6,281 | - | \$8,417,500 | \$8,417,500 | Off Market | 12/29/2021 | -% |
| 443 Greenwich St, Unit 1B | \$6,700,000 | 3,080 | \$2,175 | 3 | 3.5 | \$4,400 | \$6,000 | 538 | \$8,250,000 | \$8,250,000 | 3/6/2020 | 12/23/2021 | -19% |
| 11 Beach St, Unit THB | \$6,275,000 | 4,752 | \$1,320 | 3 | 4.5 | \$4,465 | \$8,273 | 411 | \$6,400,000 | \$6,400,000 | 4/23/2020 | 6/8/2021 | -2% |
| 7 Hubert St, Unit TH3C | \$11,400,000 | 6,443 | \$1,769 | 3 | 5.5 | \$6,164 | \$9,236 | - | \$11,400,000 | \$11,400,000 | Off Market | 12/4/2020 | -% |
| 11 Beach St, Unit THA | \$6,500,136 | 6,119 | \$1,062 | 4 | 4 | \$5,790 | \$10,730 | - | \$6,500,136 | \$6,500,136 | Off Market | 11/20/2020 | -% |
| 7 Hubert St, Unit COLLISTER5 | \$8,550,000 | 4,464 | \$1,915 | 4 | 4.5 | \$4,494 | \$4,594 | 48 | \$8,950,000 | \$8,950,000 | 3/7/2019 | 6/17/2019 | -4% |
| Average | \$8,389,582 | | \$1,789 | | | | | 271 | | | | | -10% |