



**Market Activity Report**

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**New Listings (12/01/2024-01/30/2025)**

**6 Results**

Address	Price	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">185 PARK ROW, 17B</a>	\$749,000	\$0.00	\$0.00	4	1	1.0	0	No	15	Coop	Tribeca	Randall Star Realty Inc	01/15/2025
<a href="#">181 HUDSON STREET, 2B</a>	\$1,690,000	\$726.00	\$1,072.00	3	1	1.0	850	Yes	23	Condo	Tribeca	Compass	01/07/2025
<a href="#">180 PARK ROW, 16C</a>	\$999,000	\$2,164.00	\$0.00	3	1	1.0	0	Yes	28	Coop	Tribeca	Compass	01/02/2025
<a href="#">99 WARREN STREET, 9F</a>	\$2,000,000	\$1,464.66	\$1,698.00	3	1	1.5	955	Yes	48	Condo	Tribeca	Corcoran	12/13/2024
<a href="#">170 PARK ROW, 25A</a>	\$925,000	\$2,300.00	\$0.00	4	1	1.0	0	Yes	52	Coop	Tribeca	Corcoran	12/09/2024
<a href="#">57 READE STREET, 4A</a>	\$1,450,000	\$1,183.67	\$1,172.11	4	1	1.5	857	No	58	Condo	Tribeca	Serhant LLC	12/03/2024
Median	\$1,224,500	\$1,465											
Average	\$1,302,167	\$1,568											

**Price Drops (12/01/2024-01/30/2025)**

**1 Results**

Address	Price	Previous Price	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">85 WEST BROADWAY, 10E</a>	\$1,349,000	\$1,350,000	\$1,200.00	\$1,320.00	3	1	1.0	700	No	430	Condo	Tribeca	Elegan R.E and Development	01/08/2025
Median	\$1,349,000		\$1,200											
Average	\$1,349,000		\$1,200											

**Sold (12/01/2024-01/30/2025)**

**8 Results**

Address	Price	V/E	Sold Date	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">356 BROADWAY, 1B</a>	\$1,100,000	E	01/17/2025	\$146.00	\$844.00	3	1	1.0	1,010	No	190	Condo	Tribeca	Douglas Elliman Real Estate	01/22/2025
<a href="#">185 PARK ROW, 13F</a>	\$720,000	V	01/13/2025	\$1,260.00	\$0.00	3	1	1.0	0	Yes	---	Coop	Tribeca	Cicada International	01/15/2025
<a href="#">93 WORTH STREET, 1203</a>	\$1,420,000	V	01/03/2025	\$999.38	\$1,250.23	3	1	1.0	827	No	15	Condo	Tribeca	Corcoran	01/15/2025
<a href="#">180 PARK ROW, 12C</a>	\$920,000	V	12/27/2024	\$1,740.00	\$0.00	3	1	1.0	800	Yes	39	Coop	Tribeca	Corcoran	12/30/2024
<a href="#">180 PARK ROW, 20D</a>	\$870,636	V	12/23/2024	\$0.00	\$0.00	3	1	1.0	0	No	---	Condop	Tribeca		12/28/2024
<a href="#">303 GREENWICH STREET, 7F</a>	\$949,000	V	12/17/2024	\$1,092.00	\$1,146.78	3	1	1.0	650	Yes	33	Condo	Tribeca	Compass	12/17/2024
<a href="#">80 CHAMBERS STREET, 13C</a>	\$1,230,000	V	12/13/2024	\$2,024.30	\$1,090.00	3	1	1.0	1,056	Yes	179	Condo	Tribeca	Douglas Elliman Real Estate	12/16/2024
<a href="#">111 MURRAY STREET, 9B</a>	\$1,975,000	V	12/05/2024	\$1,246.00	\$1,407.00	3	1	1.0	791	No	203	Condo	Tribeca	Douglas Elliman Real Estate	12/11/2024
Median	\$1,024,500			\$1,246											
Average	\$1,148,080			\$1,215											

Absorption Rate 28.57%

**Contract Signed (12/01/2024-01/30/2025)**

**4 Results**

Address	Price	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">180 PARK ROW, 22D</a>	\$859,000	\$2,067.00	\$0.00	3	1	1.0	0	Yes	125	Coop	Tribeca	Oxford Property Partners (EMA)	01/06/2025
<a href="#">450 WASHINGTON STREET, 209</a>	\$1,795,000	\$2,092.00	\$0.00	3	1	1.0	632	Yes	221	Condop	Tribeca	Corcoran	12/09/2024
<a href="#">30 PARK PLACE, 39G</a>	\$1,975,000	\$1,702.00	\$1,515.33	3	1	1.0	733	No	78	Condo	Tribeca	Compass	12/03/2024
<a href="#">450 WASHINGTON STREET, 506</a>	\$1,195,000	\$1,521.00	\$0.00	4	1	1.0	476	No	55	Condop	Tribeca	Corcoran	12/02/2024
Median	\$1,495,000	\$1,885											
Average	\$1,456,000	\$1,846											

Absorption Rate 14.29%

**Temporarily Off Market (12/01/2024-01/30/2025)**

**1 Results**

Address	Price	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">275 GREENWICH STREET, 11DS</a>	\$1,385,000	\$1,124.00	\$1,250.00	3	1	1.0	0	No	80	Condo	Tribeca	Kuther Traci	12/10/2024
Median	\$1,385,000	\$1,124											
Average	\$1,385,000	\$1,124											

**Permanently Off Market (12/01/2024-01/30/2025)**

**3 Results**

Address	Price	Maint/CC	RE Tax	Rooms	Beds	Baths	Approx SqFt	Outdoor Space	DOM	Type	Neighborhood	Company	Date
<a href="#">475 GREENWICH STREET, 3C</a>	\$1,950,000	\$1,305.00	\$900.00	3	1	2.5	880	No	---	Condo	Tribeca	Brown Harris Stevens	01/27/2025
<a href="#">275 GREENWICH STREET, 6C</a>	\$1,475,000	\$1,427.30	\$1,111.74	3	1	1.5	900	No	---	Condo	Tribeca	Corcoran	01/15/2025
<a href="#">450 WASHINGTON STREET, 614</a>	\$1,795,000	\$2,887.00	\$0.00	3	1	2.0	923	No	---	Condop	Tribeca	Corcoran	12/18/2024
Median	\$1,795,000	\$1,427											
Average	\$1,740,000	\$1,873											

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**Market Activity Report**

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There are no data for this period (12/01/2024-01/30/2025) for:

1. Coming Soon
2. Future
3. Back on Market
4. Offer Accepted
5. Expired

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