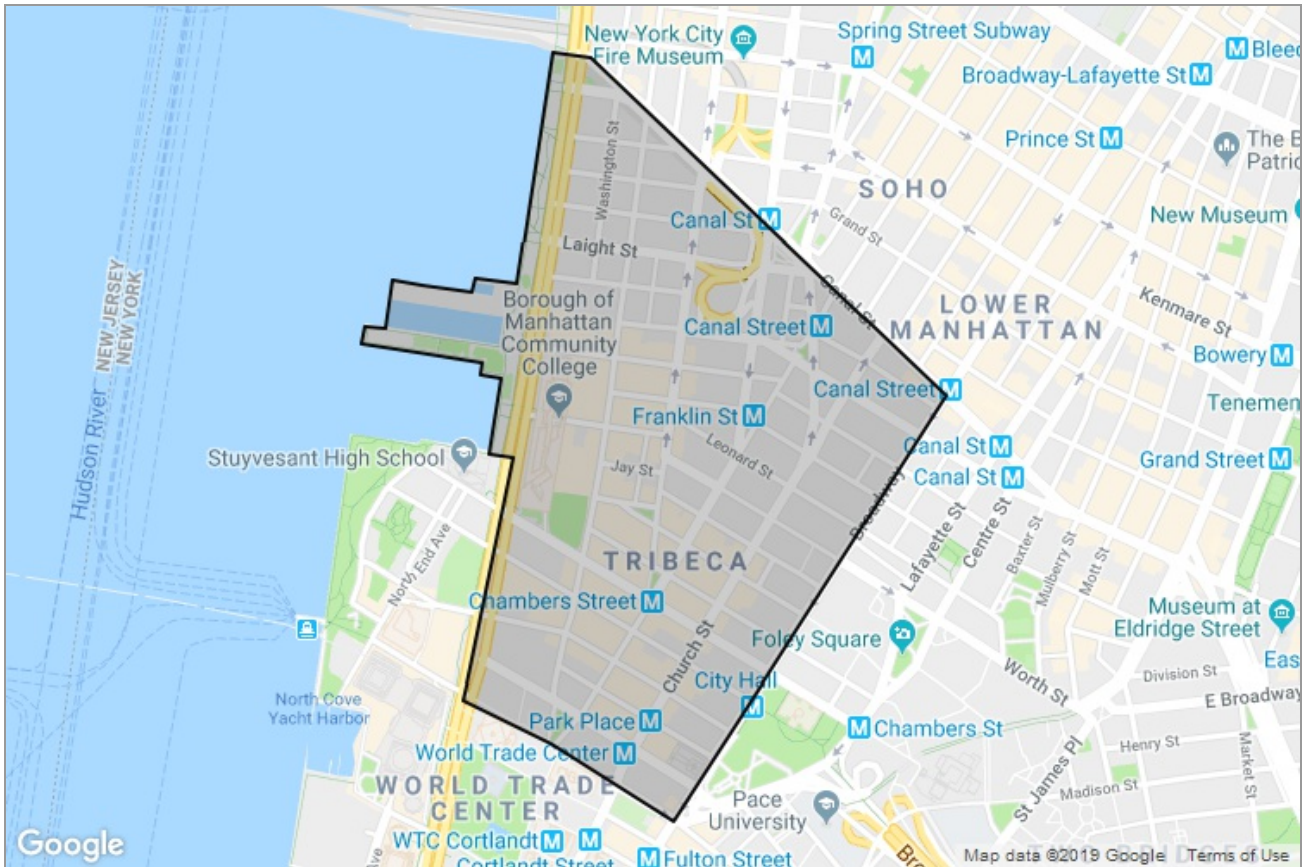


MARKET ACTIVITY REPORT

# Tribeca in New York, NY



Presented by

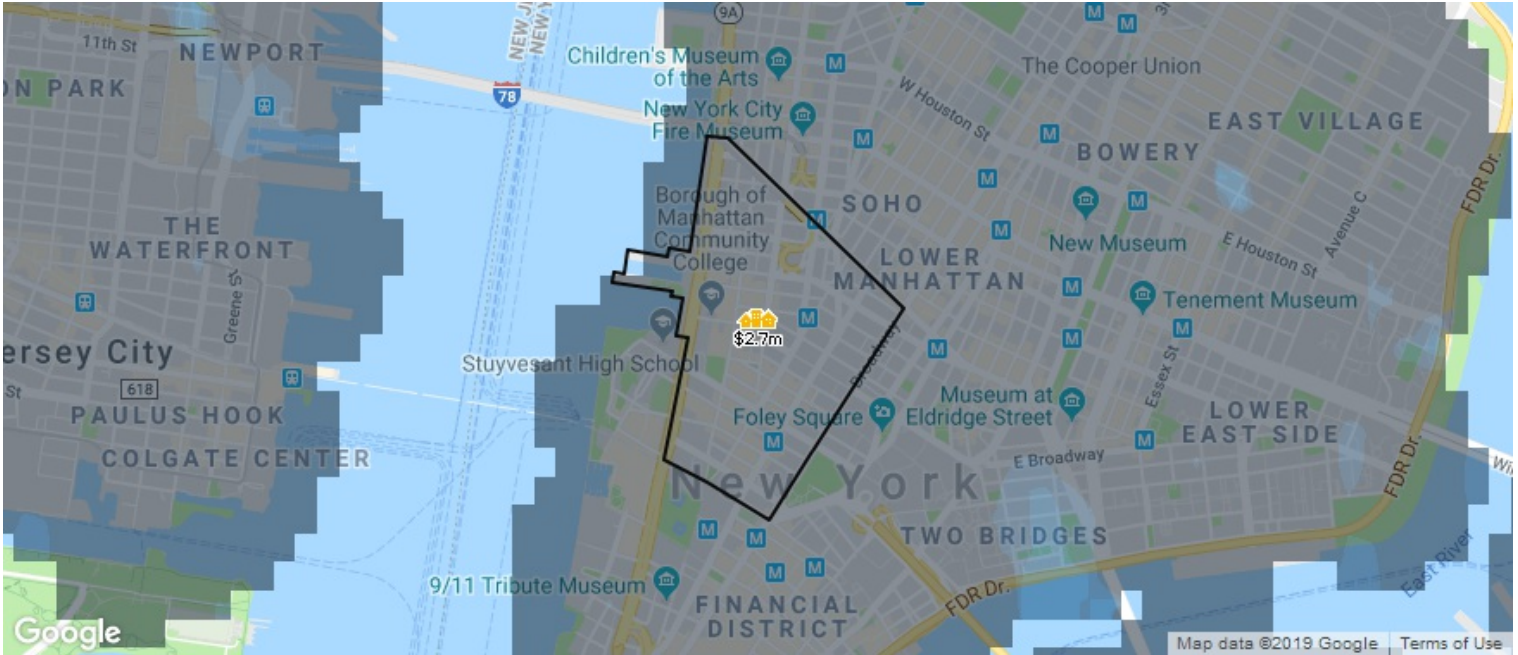
**Renee Russell** | REALTOR®

Work: (732) 332-9100 | Mobile: (917) 754-7345 | Fax: (732) 332-9400

**Engel & Völkers - Monmouth County**  
960 Holmdel Road, Building 1  
Holmdel, NJ 07733

## Tribeca in New York, NY

### Market Snapshot: Estimated Home Values



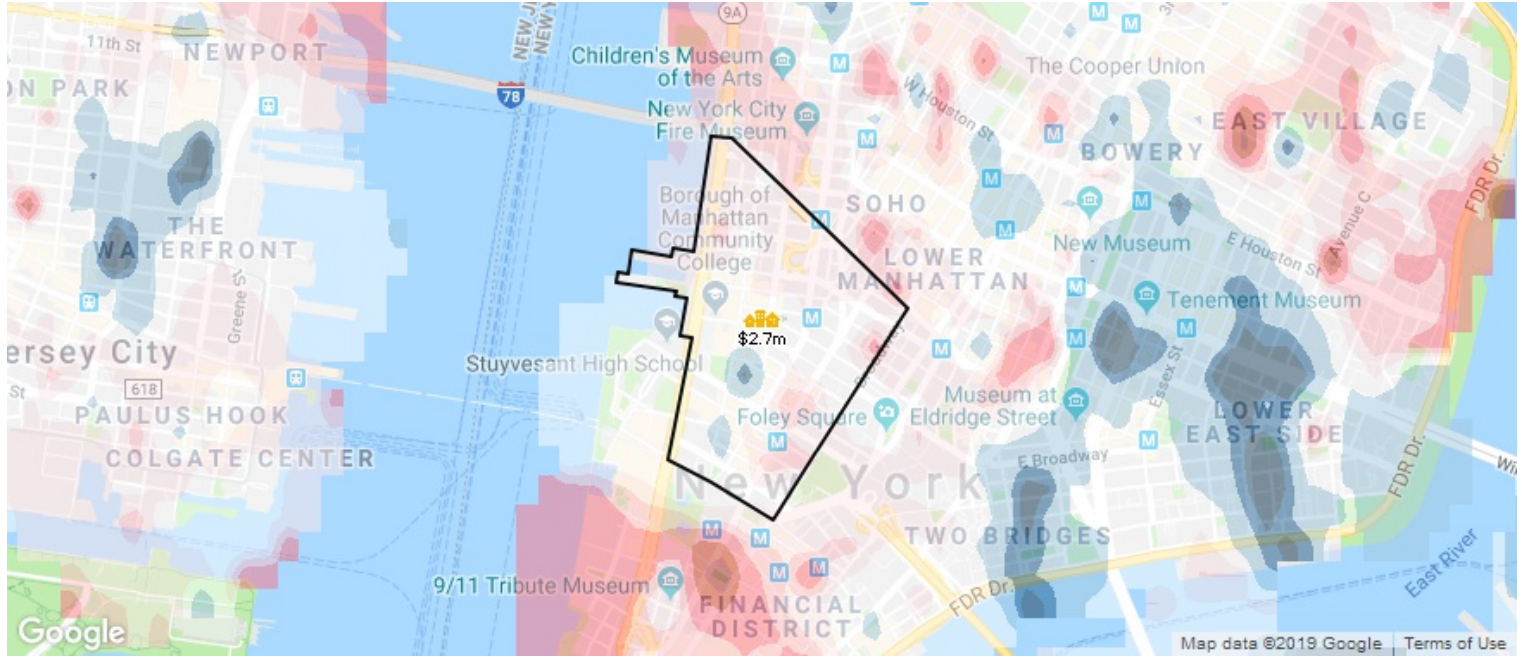
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p><b>Median Est. Home Value</b></p> <p><b>\$2.66M</b></p> <p>Updated: 2/28/2019</p>	<p>Change Over Last Month</p> <p>↑ <b>0.09%</b></p>	<p>Change Over Last Quarter</p> <p>↑ <b>0.84%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>2.09%</b></p>	<p>Change Over Last 24 Months</p> <p>↓ <b>1.04%</b></p>
--	---	---	---	---

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Tribeca in New York, NY

### Market Snapshot: 12-Month Change in Estimated Value



-15%      2.5%      +20%

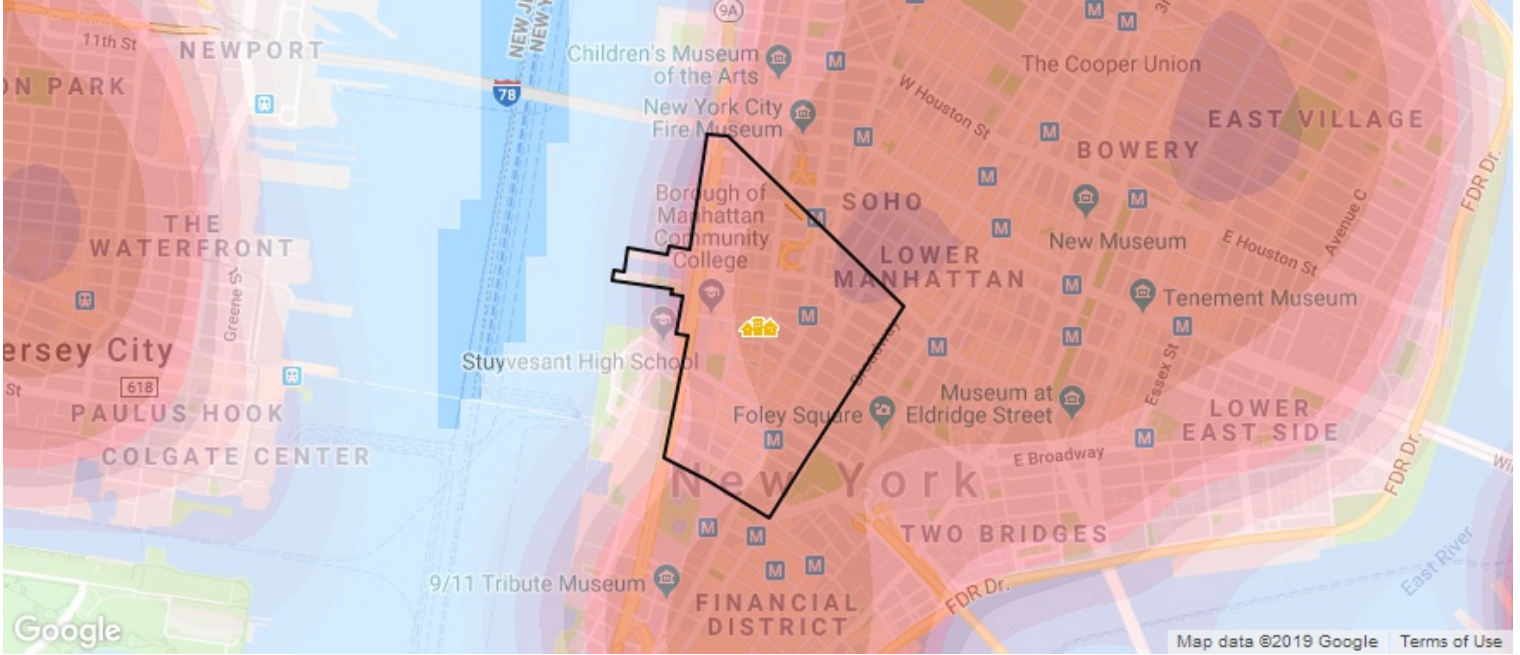
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$2.66M</b></p> <p>Updated: 2/28/2019</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 2.09%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↓ 1.04%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 12.09%</b></p>
---	---	---	--

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Tribeca in New York, NY

## Market Snapshot: Concentration of Distressed Properties



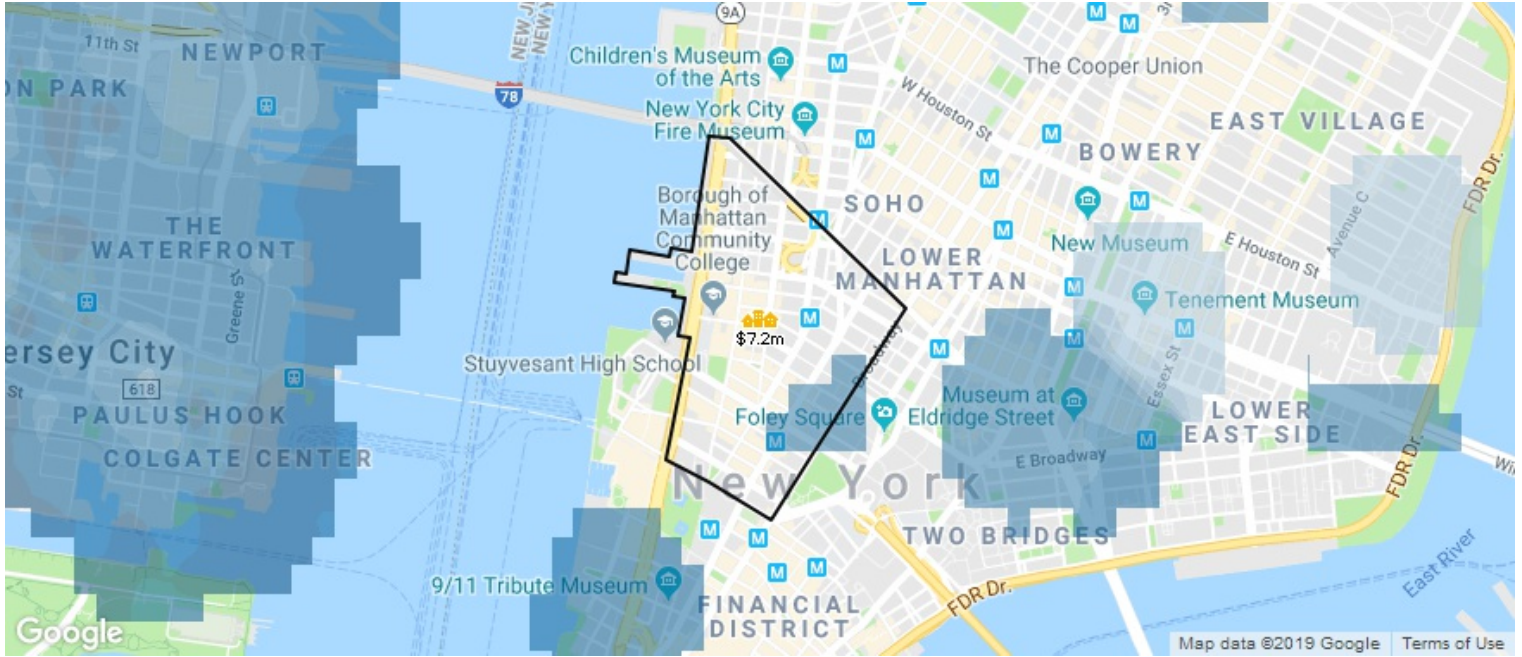
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>13</b></p> <p>Updated: 3/9/2019</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>13</b></p>	<p><b># of Foreclosures</b></p> <p><b>0</b></p>	<p><b># of Short Sales</b></p> <p><b>0</b></p>
--	--	---	--

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/9/2019.

## Tribeca in New York, NY

### Market Snapshot: Sales Price



<\$100k  
 \$100k-\$500k  
 \$500k-\$1m  
 \$1m-\$5m  
 >\$5m

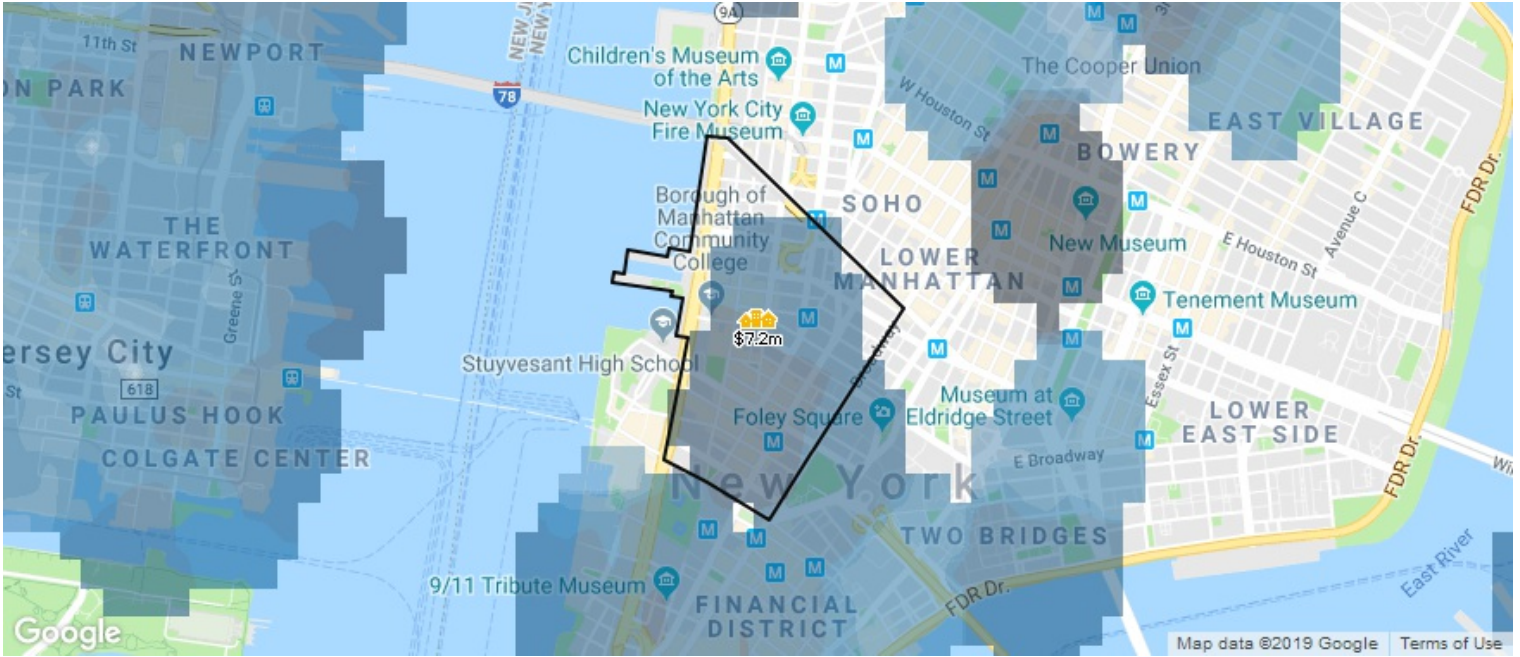
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$7.2M</b></p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p><b>↑ 2.53%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 2.53%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 141.21%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 70.21%</b></p>
---	---	---	---	--

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **public records** data.

# Tribeca in New York, NY

## Market Snapshot: List Price

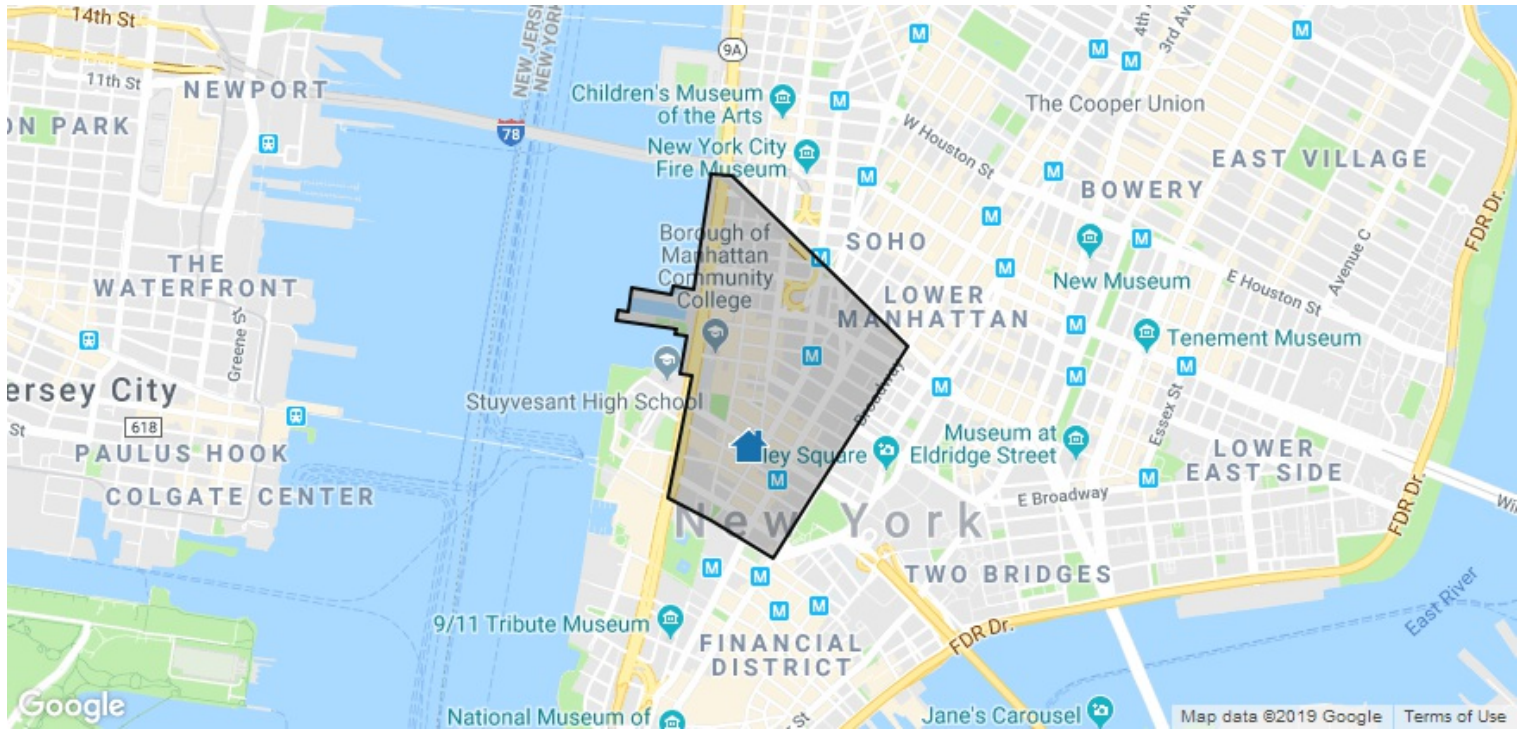


Legend for average listing price ranges:  
 < \$100k      \$500k      > \$5m

<p><b>Median List Price</b></p> <p><b>\$7.2M</b></p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↑ <b>2.53%</b></p>	<p>Change Over Last Quarter</p> <p>↑ <b>2.53%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>141.21%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>70.21%</b></p>
--	---	---	---	--

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **public records** data.

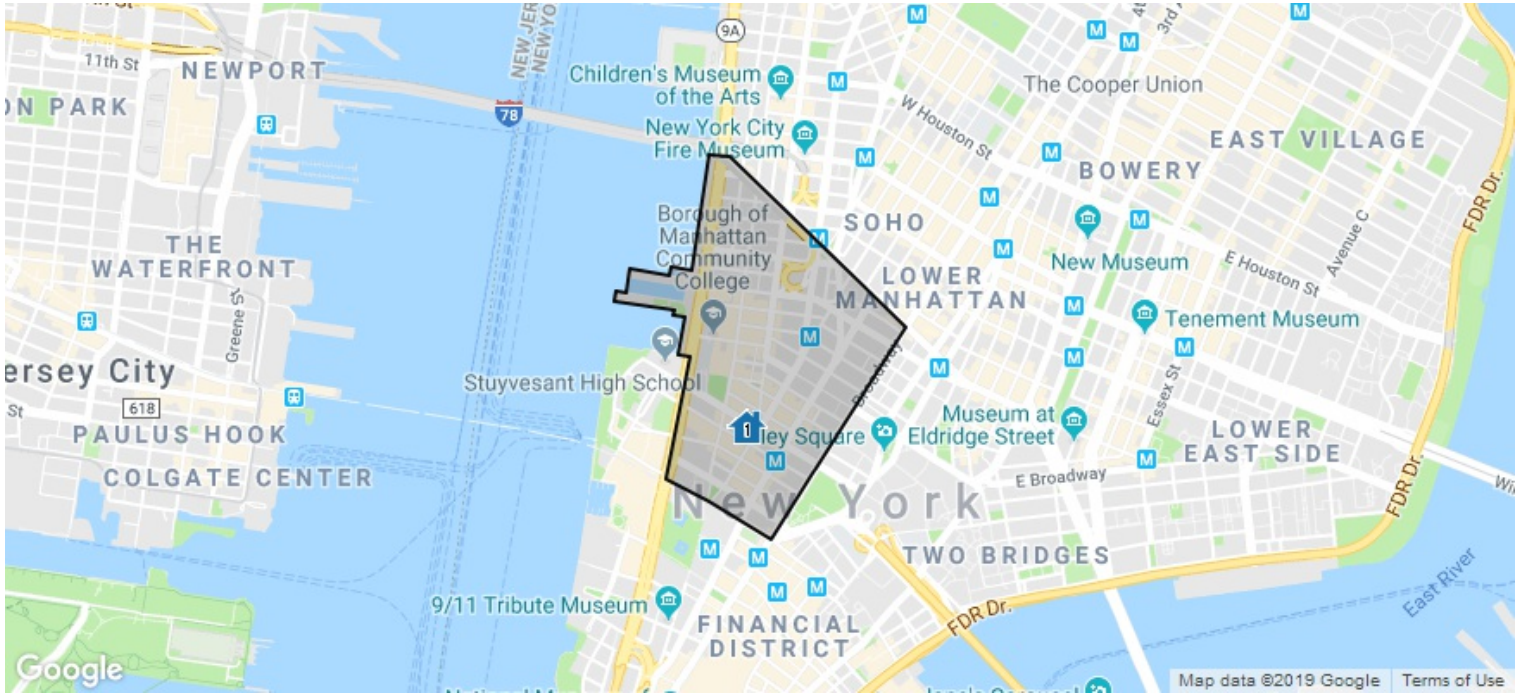
## Market Activity Summary Stats



**Search Criteria** | **Location:** Tribeca in New York, NY; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	🏠 New Listings	🏠 Price Changes
<b>Number of Properties</b>	1	1
<b>Low Price / Value</b>	\$4,975,000	\$4,975,000
<b>Median Price / Value</b>	\$4,975,000	\$4,975,000
<b>High Price / Value</b>	\$4,975,000	\$4,975,000
<b>Average Price / Sq. Ft.</b>	\$595	\$595
<b>Median Price / Sq. Ft.</b>	\$595	\$595
<b>Average Days in RPR</b>	120	120
<b>Median Days in RPR</b>	120	120
<b>Total Volume</b>	\$4,975,000	\$4,975,000

## Tribeca in New York, NY

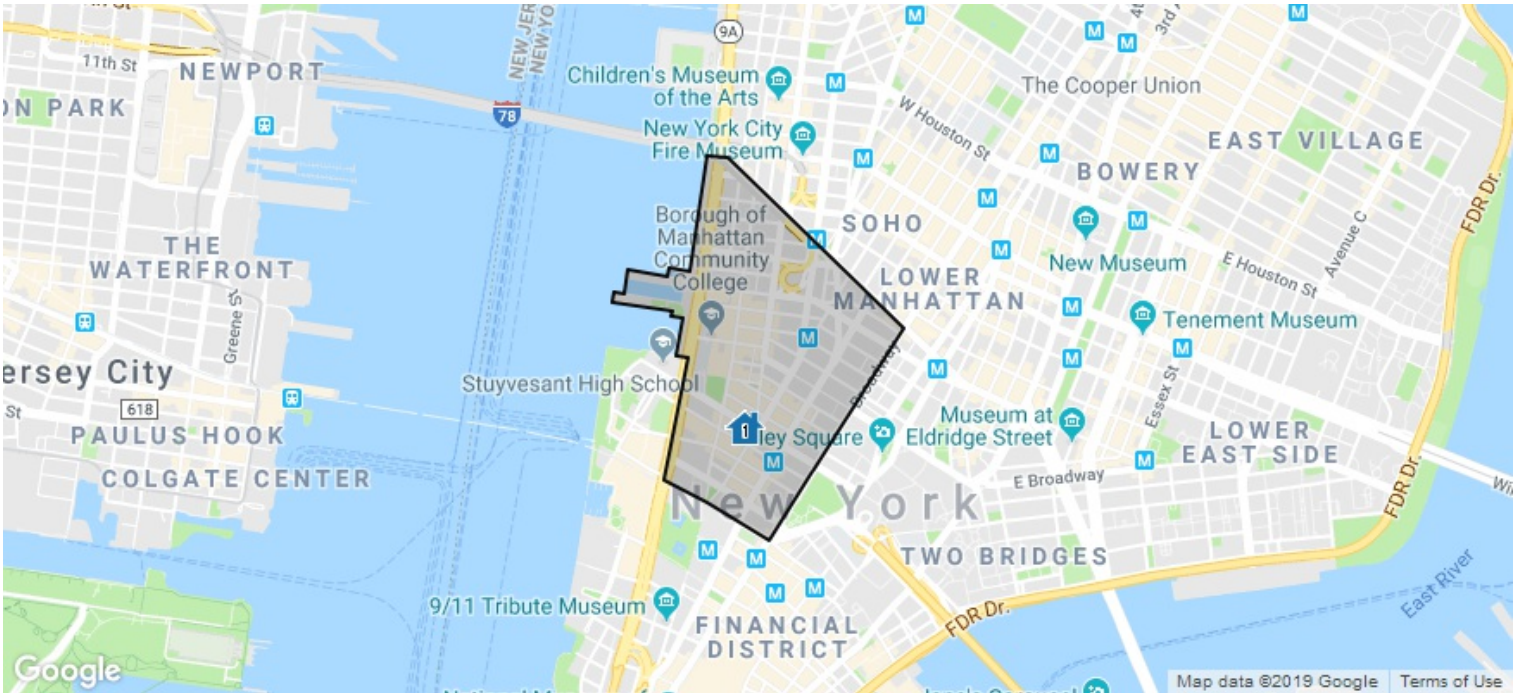


### New Listings: 1


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	Condo	3/3	8,355 sq ft	1,875	1921	11/8/2018	\$4,975,000	\$595

**FOR SALE** • Price Change: 11/8/2018 *MLS ID: 3079704*  
**146 Chambers St**  
 Enjoy The Best Of Indoor And Outdoor Living In This Stunning 3 Bedroom, 2.5 Bathroom Tribeca Duplex Penthouse. This Tribeca Gem Takes Up The Top 2 Floors Of A 7 Story Boutique Building. This Is The First Time The Penthouse Is Hitting The Market Since The Sellers Purchased This Unit From The Developer Who Converted The Building To Condo Back In 2007.  
*Listing Courtesy of V I Properties Inc*





## Price Changes: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; margin-right: 5px;">  FOR SALE         </div> <div> <p>Price Change: 11/8/2018 <i>MLS ID: 3079704</i></p> <p><b>146 Chambers St</b></p> <p>Condo 3/3 8,355 sq ft</p> <p>11/8/2018 \$5,200,000 \$4,975,000 11/20/2018 -4.33%</p> <p>Enjoy The Best Of Indoor And Outdoor Living In This Stunning 3 Bedroom, 2.5 Bathroom Tribeca Duplex Penthouse. This Tribeca Gem Takes Up The Top 2 Floors Of A 7 Story Boutique Building. This Is The First Time The Penthouse Is Hitting The Market Since The Sellers Purchased This Unit From The Developer Who Converted The Building To Condo Back In 2007.</p> <p><i>Listing Courtesy of V I Properties Inc</i></p> </div> </div>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

