RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Tribeca, Manhattan

Two numbers that decide it: what landlords ask, and what homes are listed at. Data through September 2026.

> In September 2026, landlords in Tribeca asked about $10,000 a month for a typical apartment, up 19.1% from a year earlier. The typical condo for sale was listed at $4,995,000, and condos made up 265 of the 309 recorded home sales from October 2025 through September 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | SEP 2025 | SEP 2026 | CHANGE |
|---|---|---|---|
| Studio | $4,706 | $4,995 | +6.1% |
| 1 bedroom | $6,195 | $7,025 | +13.4% |
| 2 bedrooms | $12,000 | $9,995 | -16.7% |
| 3+ bedrooms | $19,500 | $17,500 | -10.3% |
| **All sizes** | **$8,395** | **$10,000** | **+19.1%** |

Typical (median) asking rent. Rentals listed in September 2026: 245, against 236 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, SEP 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | $2,600,000 | 23 | 43 |
| Condos | $4,995,000 | 168 | 265 |
| Houses | $23,250,000 | 4 | 1 |
| **All homes** | **$4,695,000** | **195** | **309** |

Typical (median) asking price in September 2026. Sold = recorded sales, October 2025 through September 2026.

**38 days**
Typical time on the market for a condo (a year ago: 113)

**93.3%**
Of the asking price, the typical condo sale in September 2026

**6.5%**
Of condo listings cut their price in September 2026

The typical condo that sold in September 2026 sold for $2,950,000 (13 recorded sales that month).

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RENT OR OWN, BY THE MONTH

# The typical condo at today's rate

An example with 20% down on a 30-year fixed loan. Loan payment only, not lending advice.

| | |
|---|---|
| Typical condo asking price, Tribeca, September 2026 | $4,995,000 |
| Down payment, 20% | $999,000 |
| Loan amount | $3,996,000 |
| 30-year fixed rate (Freddie Mac average, Nov 5, 2026) | 7.18% |
| **Loan payment** | **$27,070 a month** |

OWN: LOAN PAYMENT

**$27,070**

plus common charges and property taxes and insurance

RENT: TYPICAL ASKING

**$10,000**

all apartment sizes, September 2026

The loan payment alone on the typical condo is about $17,070 a month above the typical rent, before the common charges and property taxes and insurance, and before the $999,000 down payment and closing costs you put in up front. A loan this size is usually a jumbo loan, and jumbo rates can differ from the Freddie Mac average.

**Want the real numbers for a specific home?**

Send me your budget and I'll show you what it buys here and the full monthly cost, line by line. Call or text 917.416.7433, email mcoste@kwnyc.com, or book 15 minutes at cal.com/miltoncoste/15min.

PLAIN ENGLISH

## What the terms mean

**Typical (median)**
The middle figure: half the listings or sales are above it, half below.

**Asking price and asking rent**
What sellers and landlords ask. Signed deals can land higher or lower.

**Recorded sales**
Sales that closed and were filed with the city.

**Days on the market**
How long a listing stays up before it goes into contract or comes off the market.

**Sources.** Rents, asking prices, listings, sales, days on the market, sale-to-asking and price cuts: StreetEasy data for Tribeca, data through September 2026, monthly figures for September 2025 and September 2026; sales counts sum October 2025 through September 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 5, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

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