

THE NEW MUSEUM PENTHOUSE – 158 MERCER STREET - \$ 37,5M

SOHO

EXPECT CONSTRUCTION DELAYS, PRICE HIKES

New York is currently experiencing a construction BOOM: seemingly every block features some construction project which is both great, and not-so-great: this hive of economic activity fuels growth, job-creation and tax revenues but it also creates congestion, noise and dust. Now with the volume of construction at a fever's pitch, most developers are experiencing the one annoying negative of all this activity: slow-downs. As if the horrible weather weren't bad enough, the demand on suppliers and trades people is at an extreme. Delayed orders and protracted deliveries on windows, fridges, concrete, etc, will ultimately slow down many projects currently under construction and those in planning. Any astute buyer will know already to factor additional time in for a proposed closing date, but it gets worse. Any developer heading into the market now will discover top architects and designers 'fully booked', some for as long as 12-18 months. Add this into the timing of these projects and factor in the costs of delayed financing repayments....on top of rising land and labor costs....and it seems apparent to me that these costs will ultimately filter down to the consumer, making buying in a new building even more expensive in the future. Buying now, while expensive, may actually be most prudent. And buying from move-in inventory could be a 'good buy'. LS



60 COLLISTER-TRIBECA-\$18.95M

47 WEST 12th ST

GREENWICH VILLAGE



Built in the classic Greek Revival tradition, this fastidiously maintained, handsome south-facing Landmark building is located amid a collection of fellow trophy properties of distinctive provenance along the most coveted tree-lined block of 12th Street.

\$12.5M

6 BEDFORD STREET

WEST VILLAGE



Nestled amongst the most charming townhouses of Central Greenwich Village, conveniently located to the West Village and Soho, this recently completed 5-story, 22 foot wide house with an elevator has been gut renovated with an exceptional structural framework.

\$8.5M

471 WASHINGTON STREET

TRIBECA



This immaculate, full-floor apartment boasts superb protected views towards the Hudson River. Massive entertaining spaces with a sleek, open, expertly equipped kitchen and three large bedroom suites make this a unique find.

REDUCED! \$6.5M

131 PERRY ST

WEST VILLAGE



Situated on an ultra-prime, exquisite tree-lined West Village block this striking 2 bedroom 2 bath loft is the rarest of finds. An inviting home, it was further enhanced with striking lines yielding an authentic, organic one of a kind residence.

\$2.795M

BRAND NEW TOWNHOUSE FOR SALE
450 WEST 25th STREET – IMMEDIATE OCCUPANCY

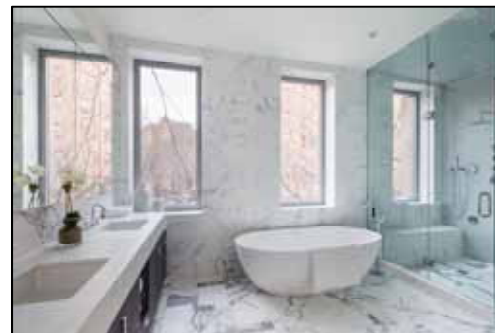
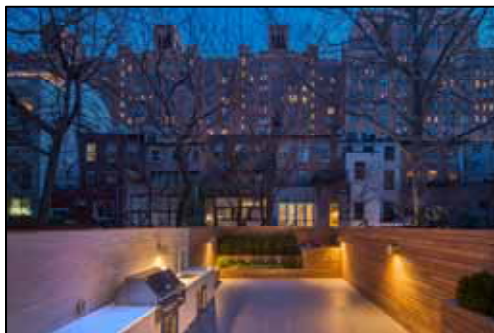
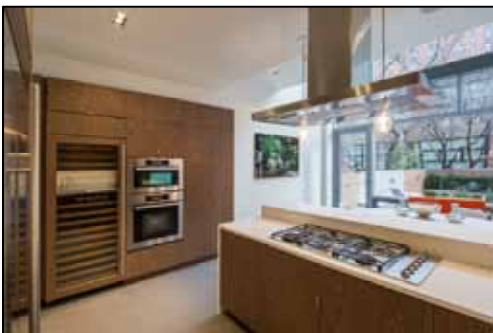
WEST CHELSEA



Located in the heart of West Chelsea, across the street from AVENUES SCHOOL, and in the very center of the internationally acclaimed West Chelsea Art's District, just south of the Hudson Yards where an entire city is being constructed and connected to the city center via a new subway line, this magnificent, contemporary townhouse is undergoing a gut renovation to transform it into a superb single family residence with multiple terraces, A-grade finishes, an elevator and a sensational, south-facing, sun-flooded garden. Designed by Wayne Turett, the leading authority on contemporary townhouses, this townhouse will deliver lofty rooms of grand proportions, 4-5 bedrooms including a lavish Master Suite floor, a penthouse lounge and all brand new mechanicals, roof, re-configured floors and façade. **TURN-KEY AND READY FOR IMMEDIATE OCCUPANCY.**

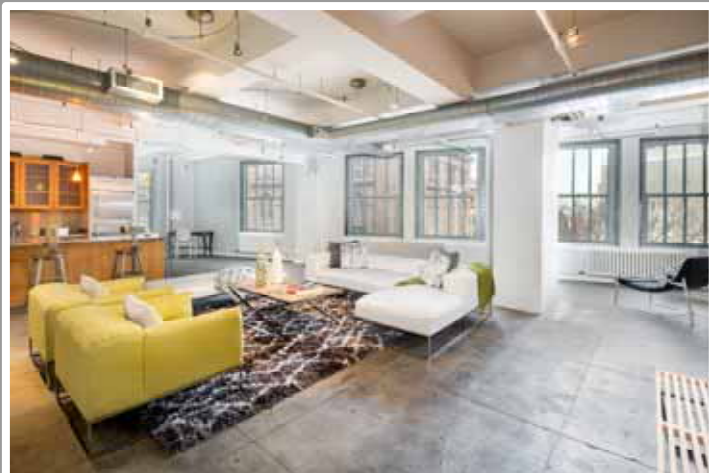
REDUCED! \$9.985M

CONTACT LEONARD STEINBERG AT: (917)385-0565



62 COOPER SQUARE

GREENWICH VILLAGE



This superb, authentic loft located moments from Astor Place is flooded with light through ten over-sized windows. The fully renovated 2 bedroom, 2 bathroom and study area loft-apartment is afforded beautiful views overlooking enchanting Cooper Square. **REDUCED! \$5.5M**

250 WEST STREET

TRIBECA

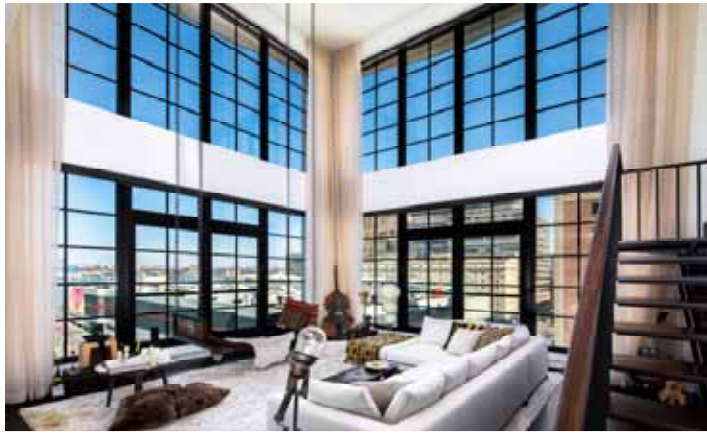


Perched atop Tribeca's newest iconic address, 250 West Street, sits an unparalleled brand new penthouse of epic proportions. Offering protected River views with almost 120 feet of frontage facing west, this penthouse will enthrall you. **\$36M**

For more information on any of these properties, or to schedule appointments, please call: (212)727-6162

200 ELEVENTH AVENUE

WEST CHELSEA



This meticulously renovated, rarely available, furnished 3 bedroom, 3.5 bathroom duplex with superb, protected Hudson River views, in a building unlike any other features a private En Suite Sky Garage attached to the apartment, a convenience and luxury par none.

\$9.5M

456 WEST 19TH STREET

WEST CHELSEA



Perfectly positioned in the heart of the West Chelsea Arts District, yet moments from The Meatpacking District, the Highline and Hudson River Parks, this chic, 2 Bedroom + Study, 2 Bath loft-like duplex is virtually brand new, perched in the distinctive Cary Tamarkin-designed brick and steel windowed building that is both contextual and modern.

\$4M

60 COLLISTER STREET – NEW!

TRIBECA



Perfectly positioned in the heart of Tribeca in an imposing pre-War, full-service doorman condominium building, this triplex property spanning over 9,000 square feet is entirely unique, offering grand, voluminous space reminiscent of a stately mansion within the context of a full-service loft building with private parking and private pool.

With architectural design by Stuart Parr, the uncompromised finishing details that feature throughout this extraordinary property are of an incomparable caliber, and serve to further enhance what has to be the most exceptional maisonette anywhere in New York. Co-exclusive.

Offered at: \$18.95M




FIVE SIXTY
 WEST 24TH STREET

The most important new building to come to the West Chelsea Arts District, 560 West 24th Street represents the pinnacle of Architectural Digest 100 architect Steven Harris' esteemed career as one of New York's greats. With only eight residences, meticulously detailed in collaboration with Adam Gordon and Tavros, These full floor apartments with two duplex penthouses deliver a quality-of-life bar none. Starting around \$ 7.5m

By appointment: (212) 727-6162

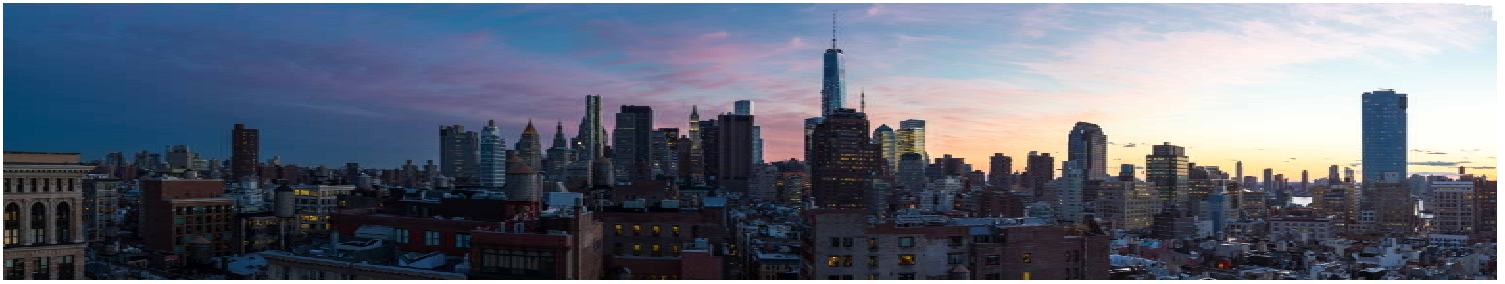


S E V E N
 H A R R I S O N
 T R I B E C A

Introducing Seven Harrison, a striking turn-of-the-century building now reimagined by Architectural Digest 100 architect, Steven Harris. Seven Harrison features 12 three- and four-bedroom residences – including a sumptuously landscaped duplex penthouse and an atelier with soaring ceilings and a private landscaped garden – all with direct elevator access and 24-hour attended lobby. Designed with the impeccable attention to detail that is a Harris trademark, these sought-after homes combine dramatic loft proportions with classic prewar sensibility. The residences' interiors are in keeping with the refined contemporary sensibility that has made homes designed by Harris so sought after, and are destined to set a new standard for downtown's most coveted neighborhood. And as if that's not enough, the building is situated on the quintessential Tribeca corner, right at Staple Street with its iconic skybridge, just a stone's throw from everything one could want. Quite simply, Seven Harrison must be seen to be believed.

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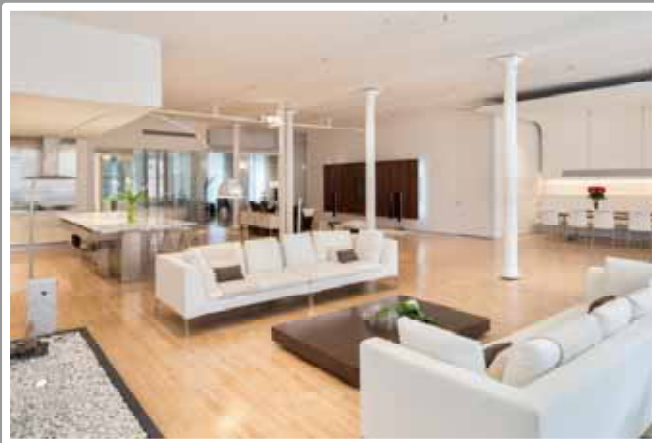


The most exceptional Duplex Penthouse Downtown: Nothing compares to this extraordinary condominium penthouse that hovers over all of Soho with breathtaking, panoramic, protected views, located in the full service New Museum Building on Soho's most desirable cobbled block.

The entire apartment was recently gut renovated to the very highest standards with every imaginable convenience and luxury built in. This A-grade building boasts strong financials and is unique to SOHO in that it is not subject to the A.I.R laws. This penthouse represents an entirely unique quality of life with the scale, views and light that are impossible to replicate, making this home of a collector quality of the very highest order. **Offered at \$37.5M**

60 GREENE ST - NEW

SOHO



This exceptional full floor condominium loft masterpiece is perched above charming cobbled Greene Street in the heart of SoHo. Enter through the discreet lobby of this classic cast iron building: the elevator opens directly into the apartment revealing 13 ft ceilings, cast iron columns, maple hardwood floors and ten 8ft windows. **\$8.25M**

376 PRESIDENT STREET - NEW CARROL GARDENS



20-ft wide charming townhouse that's part of a condominium. This magnificently gut renovated historic townhouse is conveniently located on a super-charming street in Carroll Gardens. With over 1,400sf interior square feet this gem offers a private landscaped garden. **\$1.65M**

MINLUXE – VOLUME DIPS, PRICING DIPS

Although smaller, luxury is not compromised, priced between \$1 million and \$2 million.

of properties sold: 177 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$1,465m (\$1,317/sf, DOWN compared to previous report)
 Average size: 1,109sf (UP compared to previous report)
 OUR ANALYSIS: *Volume dips with bad weather that continues. Pricing hovers around \$1,300/sf.

MIDLUXE –VOLUME DIPS, PRICING CREEPS UP

Mid-sized luxury properties, priced between \$2 million and \$4 million

of properties sold: 95 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$2,612m (\$1,590/sf, EVEN compared to previous month)
 Average size: 1,639sf (UP compared to previous month)
 OUR ANALYSIS: * Volume dips, and pricing remains stable.

ULTRALUXE –VOLUME EVEN, PRICING BELOW \$ 2,000/sf

Larger, luxurious properties priced between \$4 million and \$5 million

of properties sold: 19 SIGNED AND CLOSED (EVEN compared to previous report)
 Average price: \$5,135m (\$1,901/sf, DOWN since previous report)
 Average size: 2,338sf (UP compared to previous month)
 OUR ANALYSIS: * Activity strong, and average pricing remains below \$2,000/sf.

MEGALUXE –VOLUME SUPER-STRONG, PRICING RISES

Large, exceptional properties, priced over \$5 million many with private outdoor space

of properties: 42 SIGNED AND CLOSED (UP NOTABLY compared to previous month)
 Average price: \$8,711m (\$2,686sf, UP compared to previous month)
 Average size: 2,806sf (UP compared to previous month)
 * Pricing remains above \$2,600/sf: 383 West Broadway sets new Downtown price per square foot record.

HOUSELUXE – VOLUME EVEN, PRICING UP

Larger, Single family townhouses are a rare breed in the Downtown market.

of properties: 12 SIGNED OR CLOSED (DOWN compared to previous month and STRONG)
 Average price: \$7,793m (DOWN compared to previous month)
 Average width: 21 feet
 OUR ANALYSIS: Stable, strong market with lack of finished renovated houses under \$20 million,

Leonard Steinberg, Hervé Senequier, Lois Planco, Matt Amico, Alexander Bank, Amy Mendizabal, Yoko Sanada, Kane Manera, Aimee Scher and Maria Hadjidemetriou are consistently Downtown's leading brokers specializing in the luxury real estate market with a proven track record for integrity, professionalism and results.

For more information about our unique full service brokerage, view:

www.luxuryloft.com T:(212)727-6164 REAL ESTATE SOLUTIONS

***While every effort has been made to provide accurate, up-to-the minute information based on closed *and* contract-signed transactions, the information is provided subject to errors, omissions and changes. Our criteria for luxury may be different to others. Some prices are estimates only as they have not closed yet. For 100% accurate information, please consult a legal professional to perform the necessary due diligence.

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luxuryfind – WI-FI ACCESS CONTROL LOCK

For Cumulus by Céline Wright, clouds in Japanese paper go aloft via a pulley and an iron counterweight. Wright has been well known for more than 17 years for her floating cocoons, informed by her sensitive and poetical approach firmly rooted in nature. She says she finds inspiration in vegetal and mineral materials that inspire calm and serenity.

www.celinewright.com



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