

NEW: CHELSEA LOFT SUPREME



14 EAST 11TH STREET TROPHY LOWER FIFTH GREENWICH VILLAGE TOWNHOUSE

New York Market Fall Awakening

The past several months have been rife with fear and hesitation in the New York real estate markets. These were some of the major contributing factors:

1. The unprecedented US Presidential Election caused many to wonder what exact impact a Trump Presidency would have on the markets. A Clinton Presidency suggested a “more-of-the-same-market” although raising taxes on the wealthy could cause downward pricing pressure. Then again, there is a Congress and Senate....
2. BREXIT may have veiled the root cause of the UK’s dramatic real estate activity plunge, down over 80% from the previous year. BREXIT highlighted the fears of isolationism, yet we believe its the raised fees and taxes that are the primary cause.
3. The fear of rising interest rates have caused some to believe real estate prices will drop. This remains to be seen: higher interest rates can indicate a strengthening economy.
4. All the above factors combined with a much stronger dollar minimized urgency: that extra group of all-cash foreign buyers the markets loved so dearly between 2010 and 2015 are highly diminished, although the Chinese buyers are still out in full force.
5. The volume of construction of high-priced properties may slow now that construction financing has become very scarce.



NEW! 18 WEST 75TH ST



Seldorf Architects Bowery/Noho/Village

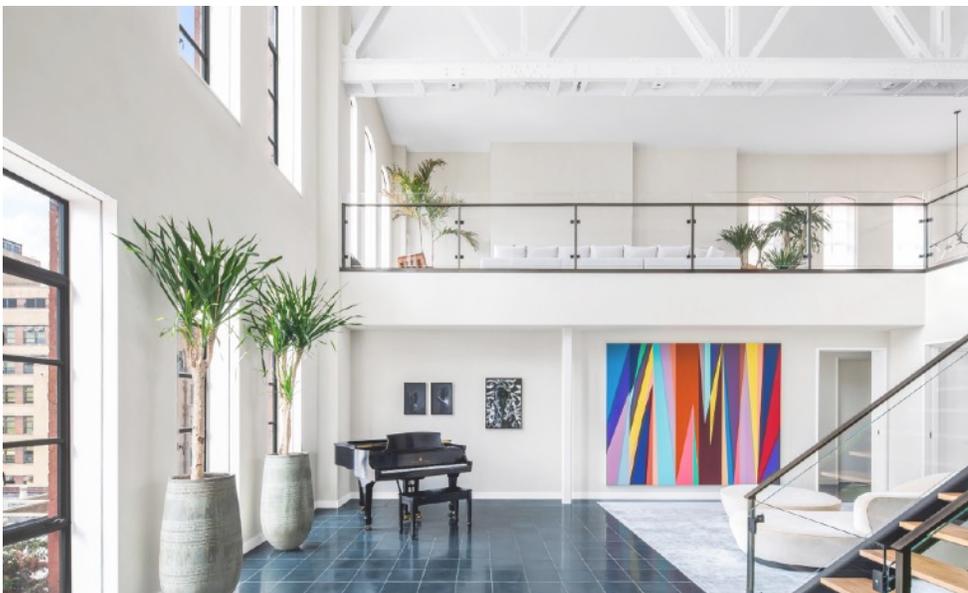
347 BOWERY
OVER 40% IN CONTRACT
PRICING STARTS AT **\$7,500,000**

The 13-story tower will consist of four duplex stacked town homes, and one triplex penthouse. With nearly 20 foot ceilings, each residence will feature a handcrafted staircase made of plaster and white oak. Catwalk bridges on the upper levels will separate the master suite from the guest bedrooms; all of the units include balconies with sunset views over Manhattan.

Triple Mint Townhouse Prime Greenwich Village

14 EAST 11TH STREET
GREENWICH VILLAGE
\$25,000,000

A meticulously renovated almost 21 ft wide, 5-story single-family home with approximately 7,400sf of beautiful interior living space and over 1,200sf of exterior comprising a magnificent garden, terrace and roof deck. This gracious sun-filled townhouse with privacy and views has been painstakingly and intelligently re-built and designed by architect Steven Wang for the 21st Century in a contemporary classic style.



Epic, Voluminous, Annabelle Seldorf-Designed Duplex Loft

213 WEST 23RD STREET
CHELSEA
\$14,500,000

No photograph can capture the experience of walking into this exceptional property, the only one of its kind, anywhere. Located in the landmark McBurney YMCA building with soaring 29ft ceilings in the double-height living room, once the home of a gymnasium and running track, provides the most impressive entertaining space, surrounded by gigantic windows that flood this showplace with superb light all day.



350 West Broadway, Soho

\$7,995,000

Inspiring views and light engulf this chic, mint, move-in full-floor three-bedroom, three-and-half-bath SoHo residence with its exceptional 644 square foot terrace designed by renowned architect William T. Georgis



245 Tenth Ave, Chelsea

\$4,250,000 - NEW PRICE!

Perched above the magnificent Highline Park this contemporary apartment located in a full service condominium sheathed in shimmering stainless steel, displays a material palette and thoughtful interior as soothing as it is stylish.



444 West 19th Street, Chelsea

\$4,500,000

A sleek, light-bathed Penthouse with superb private terraces and parking is tough to find: This duplex 2-bedroom, 2.5 bathroom penthouse is unique, located in The Chelsea Club, one of West Chelsea's most desirable addresses.



133 West 22nd St, Chelsea

\$3,850,000

Enter into the spacious living and dining room, which opens onto a private north-facing terrace perfect for al-fresco dining. Oversized windows frame the coveted city views of the Empire State Building and flood the space with natural light all day long. The chef's kitchen is open to the living room perfect for entertaining.



126 West 22nd St, PH 11/12 S, Chelsea

\$11,995,000

Impressive 50ft wide south-facing Chelsea/Flatiron Triplex penthouse combination loft of epic scale, resplendent with a large private roof terrace. This remarkable property requires easily combining the fully renovated upper duplex (approved plans available) with an apartment below to create a sensational home.



126 West 22nd St, Chelsea

\$3,400,000

The quintessential Condominium Chelsea loft comprising a 50ft width half floor of an elegant pre-war building in the heart of Chelsea. Located on the sunny and quiet south side of the building, this spacious 2-bedroom, 2-bathroom residence is perfect for entertaining with its generously proportioned light-infused spaces.



311 West Broadway, Soho

\$12,500,000

Prized contemporary Soho condominium building designed by architects Gwathmey Siegel, this magnificent single-floor penthouse features a Piet Oudolf designed wrap-around terrace planted to perfection.



73 Washington Pl, Village

\$13,950,000

magnificent landmarked 22-foot wide Greek Revival-style townhouse, located on a picturesque block steps from historic Washington Square Park. Delivered vacant with a full set of Landmarks-approved architectural and design plans.



16 Warren Street, Tribeca

\$7,495,000

One-of-a-kind Triplex Penthouse with multiple balconies and a private roof deck. Brilliant natural light, breathtaking views and expansive space provides unparalleled living in this spectacular 3-bedroom, 3.5-bath home.



18 West 75th, Upper West Side

\$19,500,000

Positioned on a prime, picture-perfect, treelined West Side block, just a few feet from Central Park, this gut-renovated and rebuilt Renaissance Revival 8,564 sf townhouse beauty delivers on every level. Designed by noted architect Wayne Turett



12 East 13th St - COMING SOON!

\$19,500,000

Exclusive, one-of-a-kind loft-style penthouse, offering the ultimate in privacy and comfort in the center of Greenwich Village. This extraordinary 5,700-square-foot penthouse with 906-square-feet of private outdoor space is exquisitely crafted with a gracious layout, thoughtful attention to materials & finishes. and comes with private parking, the ultimate luxury.



30 Park Place, Tribeca

\$9,850/MONTH

Located in the iconic Limestone clad Four Season's Tower at 30 Park Place, designed by Robert A. M. Stern, this 1,100+ square foot one-bedroom, 1.5 bathroom residence is located on the eastern side of the building with abundant light and views of Lower Manhattan.



Steven Harris Designed Penthouse

560 WEST 24th STREET
WEST CHELSEA
\$16,000,000 or \$40k/month

West Chelsea Contemporary 4-bedroom, 4.5 bathroom Classic Penthouse designed by Architectural Digest 100 architect Steven Harris: Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse that epitomizes grace and elegance. 2 wood-burning fireplaces.

Interiors by Damon Liss Design

Prime West Village Steven Harris Townhouse

252 WEST 12TH STREET
WEST VILLAGE
\$19,600,000

This perfectly scaled and crafted Steven Harris-designed townhouse is located on arguably the most desirable of all West Village cobbled streets not too far West or East. With meticulous attention to detail, this elegant Historical landmark is just moments from the Hudson River Park, The New Whitney Museum, The Meatpacking District and all the charms of Greenwich Village that deliver on every level with the best selection of boutiques, restaurants and entertainment.



Massive Soho Duplex Loft

158 MERCER ST
SOHO
\$12,250,000

This extraordinary building in Nolita, the first ever Manhattan residential building to be designed by the grand master of architecture, Tadao Ando, launches this month. With just seven collector grade homes ranging in size from half-floor two-to-three bedroom apartments to full floor four bedroom apartments and an incomparable triplex penthouse. Starting under \$6m.



100 East 53rd Street Midtown

NEW DEVELOPMENT
DESIGNED BY SIR NORMAN FOSTER
WWW.100E53.COM



152 Elizabeth Street Nolita

NEW DEVELOPMENT
DESIGNED BY TADAO ANDO
WWW.152ELIZABETHST.COM



196 Orchard Street Lower East Side

NEW DEVELOPMENT WITH EQUINOX GYM
MOMENTS FROM LUDLOW HOUSE
WWW.196ORCHARD.COM



385 First Avenue, Gramercy

NEW DEVELOPMENT
STARTING AROUND \$1 MILLION
WWW.385FIRST.COM



Mini Luxe

VOLUME, PRICING DIP

SMALLER LUXURY
PROPERTIES BETWEEN
\$1M AND 2M

74 properties signed and closed
Average Price: \$1,507m \$1,580/SF
Average Size: 983SF

Down compared to last report.
Down compared to previous month.
Up compared to previous report.

Our analysis: Often there is a lag time getting the market started after Labor Day.

Midi Luxe

VOLUME, PRICING DIP

MID-SIZED LUXURY
PROPERTIES BETWEEN
\$2M AND \$4M

65 properties signed and closed
Average Price: \$2,782m \$1,717/SF
Average Size: 1,640SF

Down from last report.
Down compared to previous month.
Up from previous report.

Our analysis: Volume and pricing dip with a slower start after Labor Day.

Ultra Luxe

VOLUME RISES, PRICING STABLE

LARGER, LUXURY
PROPERTIES BETWEEN
\$4M AND \$5M

25 properties signed and closed
Average Price: \$4,533m \$2,242/SF
Average Size: 2,031SF

Up Again from last record-breaking report numbers.
\$/SF Up compared to previous month.
Down from previous report.

Our analysis: Pricing rises as does volume, much fueled by 56 Leonard and 30 Park Place closings.

Mega Luxe

STRONG VOLUME, ALTHOUGH DOWN, AVERAGE PRICING STEADY

LARGE, EXCEPTIONAL
PROPERTIES OVER
\$5M, MANY WITH
OUTDOOR SPACE

35 properties signed and closed
Average Price: \$8,285m \$2,896/SF
Average Size: 2,890SF

Down from last report.
Down compared to previous month.
Up from previous report.

Our analysis: Pricing remains dips below \$3,000/SF. 56 Leonard closings continue. Big Ticket contracts signed at 347 Bowery, 41 Crosby Street, 215 Chrystie, 160 Leroy and 111 Murray.

Townhouses

VOLUME STABLE, PRICING UP

LARGER, SINGLE
FAMILY TOWNHOUSES

4 properties signed and closed
Average Price: \$14,486m
Average Width: 22 feet

Even compared to last report.
Down slightly compared to previous month.
Up from previous report.

Our analysis: Steady activity. Few recently renovated houses available.

Compass
90 Fifth Avenue
New York, NY 10011



Tired Of Your Marble Kitchen Counters?

While marble is indeed a beautiful material, its terribly impractical in a kitchen. Caesarstone now makes beautiful simulated versions as well as concretes and solids. www.caesarstoneus.com

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