



NEW: BRAND NEW 4-BEDROOM WEST CHELSEA RIVERFRONT WITH BIG VIEWS - \$17.5M

The (Un) Recession Of 2017?

While the USA is not experiencing a recession, the effects of uncertainty surrounding the new administration are somewhat similar as it relates to investor confidence and this translates directly to the high end real estate markets. The combination of the below are creating a 'wait-and-see environment' without a recession, which has traditionally been the cause of past slowdowns:

- Political policy uncertainty: policies matter, but not as much as knowing what they will be for sure and then planning around them.
- Messier-than-normal Government policy-making and a media that has made a reality TV show out of the daily messes.
- Super-high valued equity markets in the USA. (The S+P is up 255% since 2009.)
- Disfunction between the political parties.
- A retail bloodbath. The shift that is taking place currently is meteoric.
- Being at the 8-year mark of a growth cycle, albeit a tepid one.
- The almost certain prospect of rising interest rates.

When investor confidence is low, it results in uncertainty and markets loathe uncertainty. The wealthy can deal and adjust to anything; not knowing what to adjust to simply puts everything on hold. The effects of this are being felt especially in the high priced real estate markets. The markets are in no short supply of wealth or access to inexpensive finance: the markets are experiencing a lack of urgency.

While the anticipation of many potential policies is fueling business confidence, the management style of getting them passed is scaring people. This has caused a wait-and-see mode for many investors - and buyers - of high end real estate.



NEW: CHELSEA PARLOR 3-4 BEDROOM GARDEN TRIPLEX - \$6M



STEVEN HARRIS DESIGNED TRIBECA DUPLEX PENTHOUSE - \$25M



Duplex Corner Penthouse With Private Terrace & Roof

161 HUDSON ST
TRIBECA
\$20,000,000

A duplex corner penthouse with views flooded with light that blends loft living glamour and apartment practicality. Enter through a welcoming foyer gallery that leads you to an enormous corner, loft-like living room, over 37 feet in length. Also features a dreamy landscaped terrace and rooftop observation deck that boasts superb views and the perfect perch for an urban farm.

Fully Renovated Duplex With Two Loggia Terraces

397 WEST 12th STREET
WEST VILLAGE
\$18,500,000

Rarely does a property of this scale & caliber become available in the West Village. With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in 4 directions and almost 60 feet of frontage simply has it all. Designed by acclaimed interior architect Deborah Berke, this carefully considered home is both aesthetically exquisite and practical.



Cantilevered On Top Of The World

56 LEONARD STREET
TRIBECA
\$35,000,000

This is the first viewable full floor 6,400sf penthouse at iconic 56 Leonard Street to be made available, and in a word it is simply....breathtaking. Aside from the distinctive, bold Pritzker-prize-winning Herzog & de Meuron architecture, this home is both awe-inspiring and gracious. Also featuring the most important terrace in New York City that hovers over its sparkling lights like a helicopter, over 1,000sf in size.



350 West Broadway, Soho - Penthouse-Style

\$7,400,000 - NEW PRICE!

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



400 West 12Th St, West Village

\$2,750,000

Glamorous, turn-key, perfectly appointed home is also offered fully furnished down to the last impeccable detail. Located in a full-service condominium.



444 West 19th Street, Chelsea

\$4,000,000 -Penthouse with parking for 2 cars

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 one of West Chelsea's most desirable addresses moments from the HIGHLINE PARK, the Hudson River Park and so much more.



92 Laight Street, Tribeca

\$5,500,000 - NEW!

Enter this gorgeous home via a gracious entry foyer that leads to the main living room: unobstructed sunset views of the Hudson River. The kitchen is open to the perfectly proportioned dining and living areas, providing the ideal setting for serene living or elegant entertaining.



126 West 22nd St, Chelsea

\$8,000,000 - South-facing penthouse perfection!

Impressive 50ft wide south-facing Chelsea/Flatiron Duplex penthouse combination loft of epic scale, resplendent with a large private roof terrace. This remarkable property features 2 bedroom suites, 2 home offices, 2.5 bathrooms and one of Downtown's most spectacular terraces, truly a sight to behold.



18 West 75th, Upper West Side, Park Block

\$17,500,000 - TOWNHOUSE

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. Spring delivery!



504 West 24Th St, Chelsea

\$13,000,000 - NEW!

Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



73 Washington Pl, Greenwich Village

\$12,850,000 - NEW PRICE!

Magnificent landmarked 22-foot wide Greek Revival-style townhouse. Delivered vacant with a full set of Landmarks-approved architectural and design plans by award-winning architects Suk Design Group.



21 Mercer St, Soho

\$6,000,000 - NEW!

A classic 3,000sf 3-bedroom loft on the most desired quintessential cobbled Soho block re-imagined for 21st Century living. This home has been meticulously and tastefully renovated to perfection with numerous custom details and extensive millwork.



456 West 19Th St, Chelsea

\$35,000/Month

Penthouse duplex with a double height living area with nearly 20 foot ceilings. While the interior space is incredible, the rooftop terrace is truly a sight to behold with its own private heated swimming pool, dining, out-door kitchen and sunset views.



146 Willow St, Brooklyn Heights - Townhouse

\$16,000,000

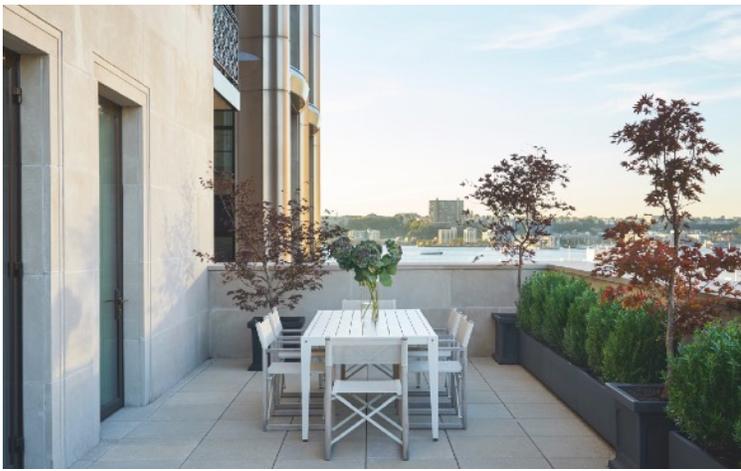
Six-story gut-renovated, landmarked, 25 foot wide, single-family mansion located on the most coveted Brooklyn Heights tree-lined block. Originally constructed in 1920, this house has just completed a 2-year renovation designed by world renowned architects Baxt Ingui.



20 Sullivan St, Soho - Townhouse

\$14,995,000

A 25-foot wide, brand newly constructed 5-bedroom townhouse with an elevator and parking. This Cary Tamarkin-designed, imposing residence constructed of brick, concrete and steel is situated on tree-lined Sullivan Street at the intersection of Soho, the South Village and Hudson Square.



560 West 24Th St, Chelsea

\$15,000,000

Contemporary Classic Penthouse designed by AD100 architect Steven Harris: Perched above a brand new elegant limestone-clad building is this exceptional duplex penthouse that epitomizes grace and elegance.



310 West 92Nd St, Upper West Side

\$10,950,000 - NEW!

20-foot wide, 9,720 square foot, 5-story multifamily townhouse. A superb Beaux Arts style townhouse, the building's exterior boasts design features including Roman brick and limestone facades, wrought-iron and glass windows and doors detailing.



12 East 13Th St, Greenwich Village

\$16,000,000

This brand new, dramatic and bold 4-bedroom Greenwich Village Triplex Penthouse with over 5,700sf of living space, two exceptional 906sf private terraces and two parking spaces offers all the benefits of both townhouse and penthouse living in the most coveted location



311 West Broadway, Soho

\$11,500,000

Located in the SOHO MEWS, a prized contemporary Soho condominium building this magnificent single-floor penthouse features a Piet Oudolf designed wrap-around terrace planted to perfection with a myriad of perennial plantings that delight the senses through multiple seasons of flowers and foliage



321 Pacific Street, Boerum Hill

\$16,000,000

A 22' wide, newly crafted single family townhouse offering private Garage Parking, an Elevator and nearly 5000 square feet of unparalleled design, energy efficient construction and impeccable detail.



158 Mercer Street, Soho

\$11,500,000 - NEW PRICE!

Located on a quintessential cobble Soho street in The New Museum Building, a fine pre-war loft landmark, this extraordinarily voluminous home offers roughly 7,000sf of duplexed space in a discreet full service building with entrances both off Mercer and Broadway.



100 East 53Rd Street Midtown

NEW DEVELOPMENT
DESIGNED BY SIR NORMAN FOSTER
STARTING AROUND \$2 MILLION
JOSEPH DIRAND DESIGNED JOEL ROBUCHON
RESTAURANT
FALL 2017 DELIVERY
WWW.100E53.COM



152 Elizabeth Street Nolita

NEW DEVELOPMENT- SUMMER 2017
DESIGNED BY TADA0 ANDO
WWW.152ELIZABETHST.COM
MODEL APARTMENT VIEWABLE BY
APPOINTMENT



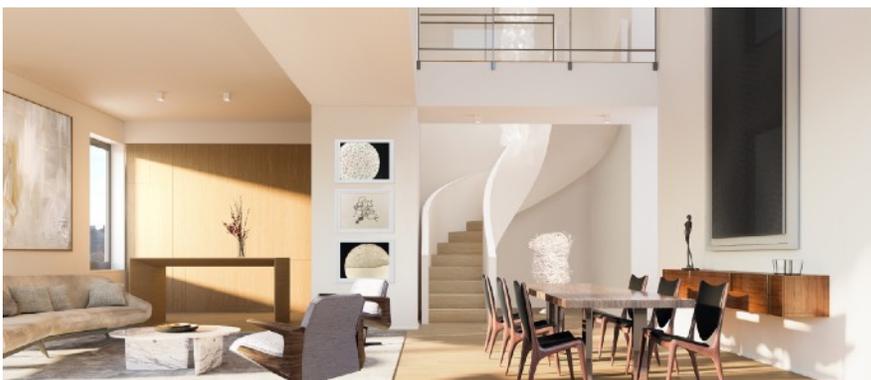
196 Orchard Street Lower East Side

NEW DEVELOPMENT - WITH EQUINOX GYM
MOMENTS FROM LUDLOW HOUSE
STARTING AROUND \$1.35 MILLION
WWW.196ORCHARD.COM



54 Macdougall Street Soho

NEW DEVELOPMENT
4 UNIT CONDOMINIUM
COMING FALL 2017



347 Bowery Noho/Soho/East Village

NEW DEVELOPMENT
3-BEDROOM, 3.5-BATHROOM DUPLEXES
PRICING STARTS AT \$7,500,000
SUMMER 2017 DELIVERY.
WWW.347BOWERY.COM

Mini Luxe

VOLUME RISES, PRICING SLIGHTLY DOWN

SMALLER LUXURY
PROPERTIES BETWEEN
\$1M AND 2M

142 properties signed and closed
Average Price: \$1,470m \$1,504/SF
Average Size: 973SF

UP compared to last month.
DOWN compared to previous month.
DOWN compared to previous month.

Our analysis: Sales volume increases but pricing slips a little.

Midi Luxe

VOLUME CONTINUES TO IMPROVE, PRICING STABLE

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

124 properties signed and/or closed
Average Price: \$2,846m \$1,834/SF
Average Size: 1,566F

UP from last month.
EVEN compared to previous month.
DOWN from previous month.

Our analysis: Solid, healthy month.

Ultra Luxe

VOLUME SOLID, PRICING SLIPS

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

27 properties signed and/or closed
Average Price: \$4,609m \$2,028/SF
Average Size: 2,268SF

DOWN from last month.
DOWN compared to previous month.
DOWN from previous month.

Our analysis: Pricing dips closer to \$2,000/sf. Volume remains solid.

Mega Luxe

STRONGER VOLUME, AVERAGE PRICING DIPS CLOSER TO \$2,750/SF

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

61 properties signed and/or closed
Average Price: \$8,554m \$2,754/SF
Average Size: 3,117SF

UP from last month.
DOWN compared to previous month.
UP from previous month.

Our analysis: Volume improves further, although most transactions at this price level were in new developments.

House Luxe

VOLUME EVEN, PRICING UP

LARGER, SINGLE
FAMILY TOWNHOUSES

1 properties signed and/or closed
Average Price: \$19m
Average Width: 22 feet

EVEN compared to last report.
UP compared to previous month.
UP from previous month.

Our analysis: Weak townhouse market shows new signs of improved showing volume.

Luxuryfind



In a world of painful sameness, how about some custom painted mural wallpaper that will not only provide a sense of individuality but also a 'view'....
www.susanharter.com

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