

NEWLY PRICED: WEST CHELSEA CONTEMPORARY CLASSIC PENTHOUSE



TRIBECA HUDSON RIVER-FACING 3-BEDROOM

A New Tax Code And New York City

The process of evaluating a major overhaul of the U.S. tax code with a simpler system that lowers tax rates is in the works. In discussion is the removal of popular deductions including the deduction for state and local taxes, mortgage interest and property taxes. This could have devastating effects on owners of properties in states such as New York. While it is certainly true that spending in New York City and State needs re-evaluation, especially to eliminate waste and abuse, we need to be reminded that for every dollar a New York tax payer sends to the Federal Government, a lot less than a dollar is spent on New York. What this could do to the real estate markets could be equally rotten. This could become the single most important policy discussion of 2017, and I encourage everyone to tune in closely, understand the implications fully and to get involved. Hopefully the proposals are sane and rational and the removal of deductions is offset by lowered tax rates. Rewarding corporations alone while hurting the consumer would be simply wrong. Does the Federal Government understand that \$1 million does not buy a mansion in New York City?

On another note, New York City has been raising real estate taxes dramatically on a select group of owners to shield its increasing budgets and spending. Government is telling everyone they are not raising tax rates, but they are raising some people's property assessments, thereby unfairly billing significantly more to a select few to the benefit of others. New buildings are being targeted, and often the taxes they pay are outrageous....and unfair.



22-FOOT WIDE GREEK REVIVAL-STYLE TOWNHOUSE



Penthouse Designed By Steven Harris

560 WEST 24th STREET
CHELSEA

\$14,250,000 - NEW PRICE!

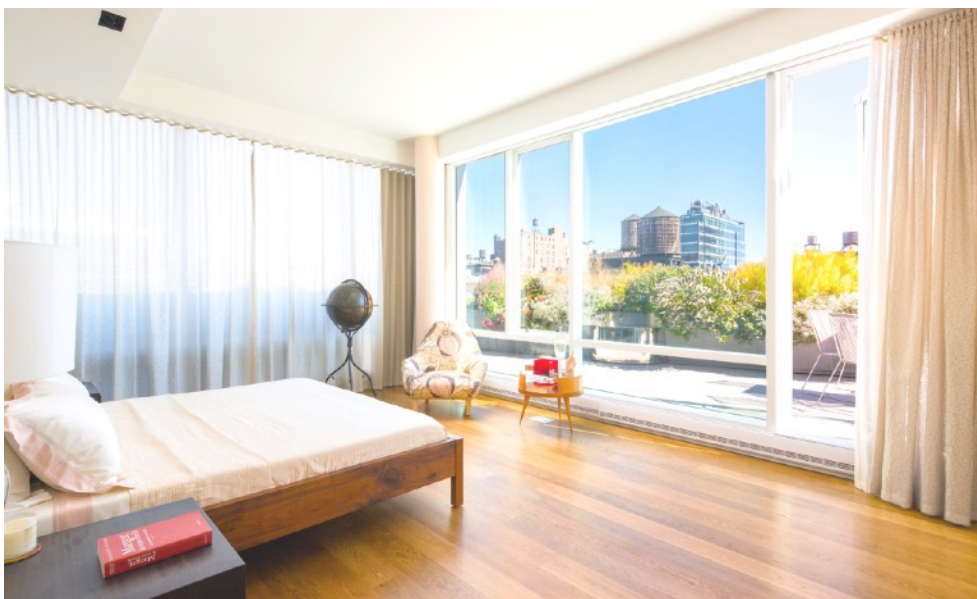
Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse that epitomizes grace and elegance. The elevator door opens into a gracious Rosario Candela inspired double-height entry gallery revealing the sculptural stairway that connects the two floors. A grandly scaled living room/dining room is flanked on either end by three sets of French Doors with truly extraordinary art walls. To the north these doors lead onto a large terrace with views towards Midtown and the Hudson River

Dramatic & Bold Penthouse

12 EAST 13th ST
GREENWICH VILLAGE
\$14,450,000

This brand new, 4-bedroom 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.

Designed by renowned architect and interior designer Cetra Ruddy, you are immediately struck by the spectacular volume of the Atelier-inspired space with a 3-story wall of glass that floods the apartment with northern light all day.



Soho Penthouse With Wrap Terraces And Views

311 WEST BROADWAY
SOHO
\$11,500,000

This magnificent single-floor condo 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. (Mr. Oudolf is responsible for the design of the iconic High Line.) Beyond are some of the most alluring views of historic Soho and Downtown that serve as a unique urban backdrop to this natural wonder, truly a work of art.



456 West 19Th St, West Chelsea

\$35,000/Month

This published 3-bedroom penthouse has been extraordinarily renovated & re-imagined as the ultimate Chelsea showstopper, featuring a private heated swimming pool and an exceptional terrace with showstopper views.



400 West 12Th St, West Village

\$2,750,000

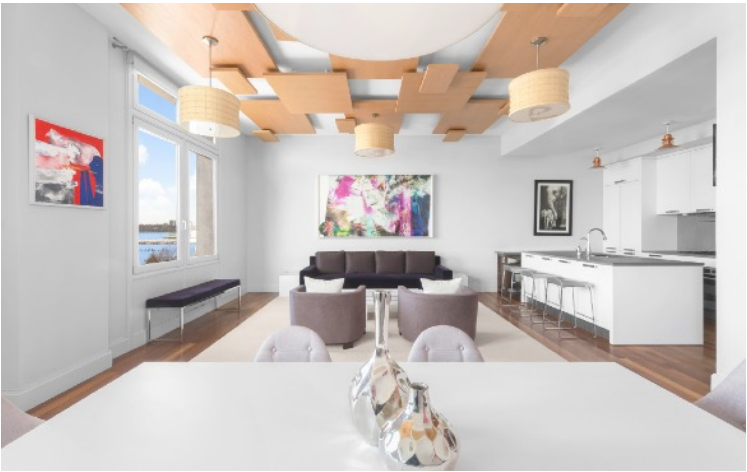
Glamorous, turn-key, perfectly appointed home is also offered fully furnished down to the last impeccable detail. Located in a full-service ultra-prime condominium.



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

\$5,000,000 or \$16,000/Month

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.



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

\$11,950,000 - 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

\$5,750,000 - NEW PRICE!

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.



450 West 23Rd St, Chelsea

\$6,000,000

This pristine home has been fully re-imagined by WORKSTEAD and Rita Liefhebber. Located in a top-notch townhouse co-op, it comprises an imposing parlor floor, and two floors below that lead south onto one of West Chelsea's most prized gardens.



Off Market Penthouse, Tribeca

\$25,000,000

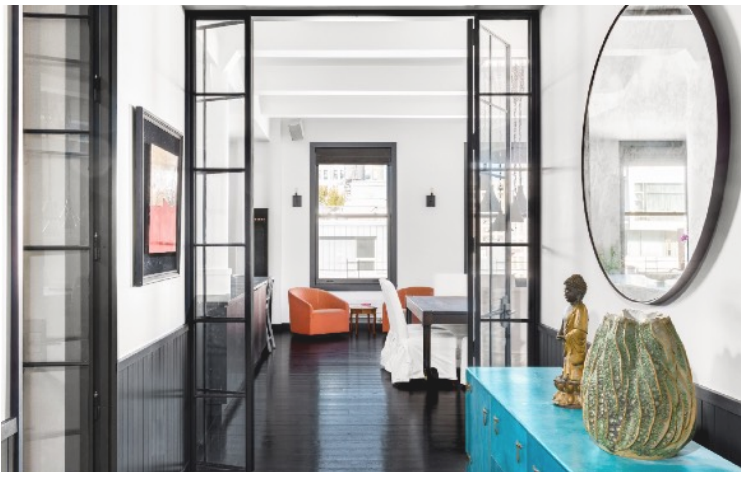
A magnificent Tribeca duplex penthouse comprising two full floors with wrap terraces fully designed by Architectural Digest 100 Steven Harris and Lucien Rees Roberts. Immediately you bear witness to the value of the terrace that is not only exquisitely landscaped but can also be enjoyed year-round as it is visible from almost every room on this floor.



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.



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.



310 West 92Nd St, Upper West Side

\$10,950,000

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.



397 West 12Th St, West Village

\$18,500,000

With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in four directions and almost 60 feet of frontage onto 12th Street simply has it all. Designed by acclaimed interior architect Deborah Berke this carefully considered home is both aesthetically exquisite and practical.



56 Leonard St, Tribeca

\$35,000,000

Cantilevered on top of the world: 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.



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 cobbled 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.



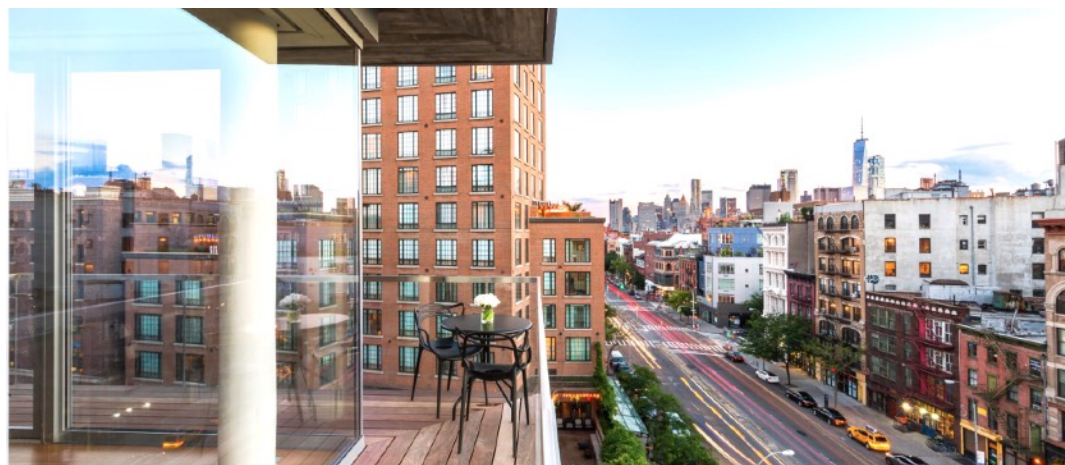
100 East 53Rd Street Midtown

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
DESIGNED BY TADAO ANDO
WWW.152ELIZABETHST.COM
**MODEL APARTMENT VIEWABLE BY
APPOINTMENT**



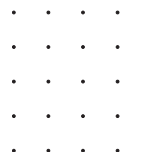
347 Bowery Noho/Soho/East Village

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



54 Macdougall Street Soho

NEW DEVELOPMENT
PRICING STARTS AROUND \$3 MILLION
4 UNIT CONDO
FALL 2017



Mini Luxe

VOLUME DOWN, PRICING REMAINS EVEN

SMALLER LUXURY
PROPERTIES BETWEEN
\$1M AND 2M

110 properties signed and closed
Average Price: \$1,45m \$1,497/SF
Average Size: 987SF

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

Our analysis: Sales volume dipped notably, pricing remained stable.

Midi Luxe

VOLUME AND PRICING DIPS

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

106 properties signed and/or closed
Average Price: \$2,924m \$1,809/SF
Average Size: 1,617 SF

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

Our analysis: A Typical Summer month Slight increases

Ultra Luxe

VOLUME DOWN, PRICING DIPS BELOW \$2,000/SF

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

23 properties signed and/or closed
Average Price: \$4,518m \$1,976/SF
Average Size: 2,295SF

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

Our analysis: Pricing dips below \$2,000/sf. Volume dips too.

Mega Luxe

VOLUME DOWN, YET STRONG, PRICING DIPS LOWER, APPROACHING \$2,700/SF

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

59 properties signed and/or closed
Average Price: \$8,862 \$2,718/SF
Average Size: 3,215SF

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

Our analysis: Volume and pricing dip further, yet signed contracts and closings at 160 Leroy, 56 Leonard Street and Greenwich lane are strong. This report does not include the record-shattering signed contract at 70 Vestry asking \$65 million.

House Luxe

VOLUME EVEN, PRICING RISES NOTABLY

LARGER, SINGLE
FAMILY TOWNHOUSES

5 properties signed and/or closed
Average Price: \$13,83m
Average Width: 20 feet

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

Our analysis: Another solid improvement. A \$24m+ house at Greenwich Lane closed boosting averages. This market is showing signs of life again.

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<http://renovationangel.org/about-us/>

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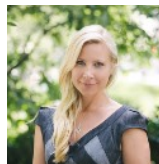
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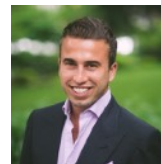
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