



RARELY AVAILABLE PRIME TRIBECA 4-BEDROOM APARTMENT WITH PARKING



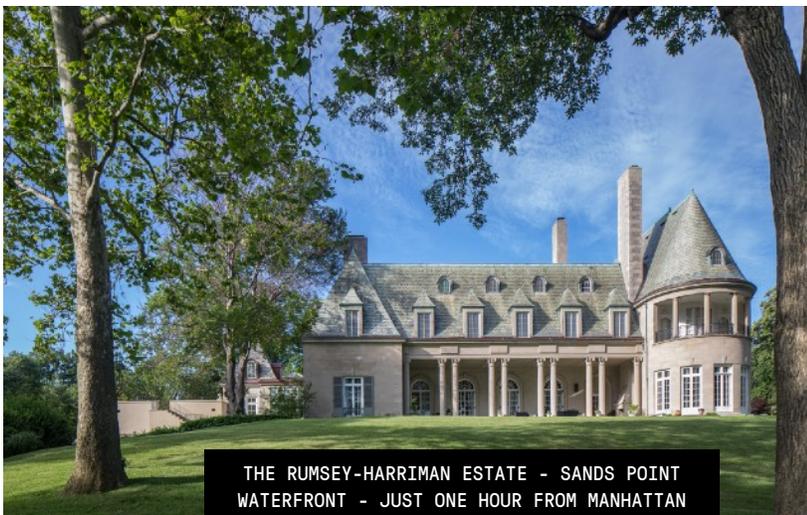
'RETAIL/GALLERY/OFFICE + TRIPLEX APARTMENT'  
TOWNHOUSE WITH ELEVATOR PERFECTLY RENOVATED

## One Source For Data Consistency

As the Fall Season approaches, we can look back at a mixed Summer. While the recorded volume of signed contracts above \$5 million was somewhat weak, there were actually quite a number of sales in new buildings that have not registered yet or been reported. The high end market SHOULD be stronger considering the mammoth wealth creation happening on Wall Street, not to mention revised 3% GDP growth in the 2nd quarter of 2017.

Again, the need for accurate reporting would really benefit everyone and the fact that the real estate industry cannot pull together on this is somewhat outrageous.....till now. The consumer deserves one source for ALL data that is 100% accurate. The dollar volume is simply far too great for the real estate industry to take this subject so lightly, let alone the regulatory bodies that are supposed to protect the consumer. When confronted with incomplete data, the consumer is guessing, often making decisions on the largest single purchases they will ever make. The real estate industry should make a much more concerted effort to be more pro-active about pushing further on this subject.

As of August 1, the Real Estate Board of New York is providing a single feed for all brokerages and aggregators to source data from one single, consistent source. Most have tapped into this historically important data feed, yet there are still some fighting this. Those who don't take the feed have a significantly reduced number of listings displayed and are doing the consumer a dis-service in my personal opinion.



THE RUMSEY-HARRIMAN ESTATE - SANDS POINT  
WATERFRONT - JUST ONE HOUR FROM MANHATTAN



## Huge Tribeca Penthouse

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. This room basks in the light that streams through 8 large windows, several of them facing St. John's Park. A stairway allows you to ascend to the bedroom floor which centers around a perfectly proportioned recreation/casual living room with an adjoining study, dining area/fifth bedroom, bathroom and kitchenette that all lead to the dreamy landscaped terrace.

## Dramatic & Bold Penthouse With Parking For 2 Cars

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.



## Fully Renovated West Village 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 in a prime location and condominium building with a 24-hour doorman. 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 with exterior architecture by Cary Tamarkin, this carefully considered home is both aesthetically exquisite and practical.



### 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.



**New Price!**

### 126 West 22nd St, Chelsea

**\$6,790,000 - 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 22Nd St, Chelsea

**\$13,000,000 - NEW!**

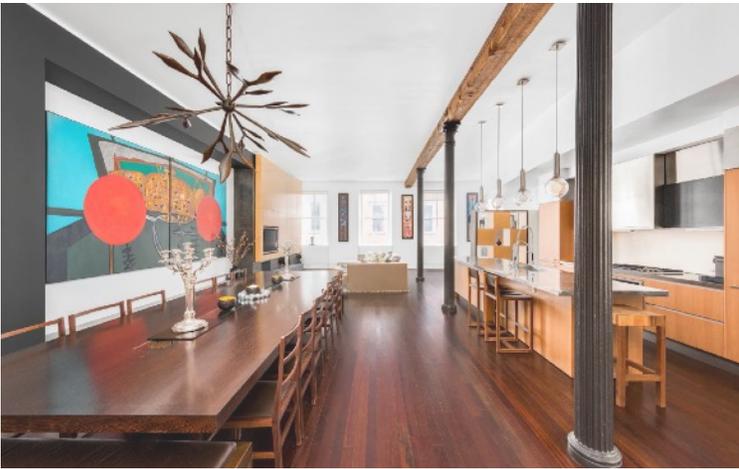
Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



### 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. Virtually Staged



### 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.



### **560 West 24Th St, Chelsea**

**\$14,250,000**

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**

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.



### **311 West Broadway, Soho**

**\$11,500,000**

Prime Soho Condominium Penthouse with extraordinary wrap terraces and views. 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.



### **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**

**\$5,999,000**

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](http://WWW.100E53.COM)



## 152 Elizabeth Street Nolita

NEW DEVELOPMENT  
DESIGNED BY TADAO ANDO  
[WWW.152ELIZABETHST.COM](http://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  
**IMMEDIATE DELIVERY.**  
[WWW.347BOWERY.COM](http://WWW.347BOWERY.COM)



## 54 Macdougall Street Soho

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



## Mini Luxe

VOLUME EVEN, PRICING REMAINS EVEN

SMALLER LUXURY  
PROPERTIES BETWEEN  
\$1M AND 2M

**113 properties signed and closed**  
**Average Price:** \$1,455m \$1,520/SF  
**Average Size:** 976SF

**EVEN** compared to last month.  
**EVEN** compared to previous month.  
**DOWN** compared to previous month.

**Our analysis:** Sales volume stabilized, pricing continues to remain stable.

## Midi Luxe

VOLUME AND PRICING DIP FURTHER

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

**92 properties signed and/or closed**  
**Average Price:** \$2,904m \$1,785/SF  
**Average Size:** 1,619 SF

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

**Our analysis:** A Typical Summer month with low volume and lower pricing.

## Ultra Luxe

VOLUME UP, PRICING DIPS CLOSER TO \$1,900/SF

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

**26 properties signed and/or closed**  
**Average Price:** \$4,460m \$1,916/SF  
**Average Size:** 2,326sf

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

**Our analysis:** Pricing approaches \$1,900/sf while volume improves.

## Mega Luxe

VOLUME DOWN NOTABLY, PRICING IMPROVES, APPROACHING \$2,800/SF

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

**42 properties signed and/or closed**  
**Average Price:** \$89,212 \$2,793/SF  
**Average Size:** 3,306SF

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

**Our analysis:** Volume dips notably but is not weak for Summer and pricing improves.

## House Luxe

VOLUME EVEN, PRICING DOWN

LARGER, SINGLE  
FAMILY TOWNHOUSES

**3 properties signed and/or closed**  
**Average Price:** \$10,708  
**Average Width:** 20 feet

**DOWN** compared to last report.  
**DOWN** compared to prior month.  
**EVEN** from previous month.

**Our analysis:** Another solid improvement. Two houses traded above \$10m, one on 10th Street and another on Charles Street. The \$10m+ townhouse market is coming back to life after a long slumber as buyers see value.

**Compass**  
90 Fifth Avenue  
New York, NY 10011



**THE SAMSUNG FRAME TV:** Yes, this large framed photo you see transforms at the touch of a button into your TV, available from SAMSUNG in both 55" and 65" sizes...pure heaven! At last a clean, flush simple way to hide your TV when not in use. Over 100 image options and of course you can customize too.

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