



455 East 51St Street - Midtown East

Political Practicality

In the 70's a large swath of New Yorkers fled the city for the suburbs mostly due to rising crime. The total population dropped by over 11% in a decade. Pollution, corrupt government and a crumbling infrastructure did not help. Crime rates have plummeted since then and the gentrification of once-derelict neighborhoods is impressive. New parks and multiple quality-of-life improvements have made New York a very different city today and urbanization has attracted hundreds of thousands of people to city living.

New York is a city very reliant on the wealthy, with some of the highest taxes anywhere in the USA. While I hear of very few people leaving New York because of high taxes (many leaving head to California, a state not known for low taxes) I am hearing the rumblings of the fear of a political shift towards the extreme left. Regardless of your political beliefs, we should all be aware that at some point should wealthy New Yorkers leave the city and state due to higher taxation, all those left behind will be left with an even greater burden. The fewer people there are to pay high taxes, the more taxes those who remain will be left to pay. New York deserves fair treatment for all - affordable housing is critically important - but we also need practical governance and policies that are not as focused on self-righteousness and political pandering as they are on practical realities.



Greenwich Village - 130 West 12Th St, Ph - Coming Soon
PRICE UPON REQUEST

For more information or to schedule an appointment please call 646.780.7594



Elegant & Dramatic Penthouse

**54 MacDougal Street
SoHo
\$9,950,000**

This penthouse is conveniently positioned on a picturesque tree-lined block in the Sullivan-Thompson Historic District at the intersection of Soho, Greenwich Village and Hudson Square. This newly built, elegant condominium is approaching completion and stands out in a sea of sameness, capturing the essence of its historic surroundings - once the site of a property belonging to Aaron Burr, the third Vice President of the USA - yet embracing all modern conveniences and amenities.

West Village Duplex With Two Loggia Terraces

**397 West 12th St
West Village
\$17,500,000**

Rarely does a property of this scale and 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.

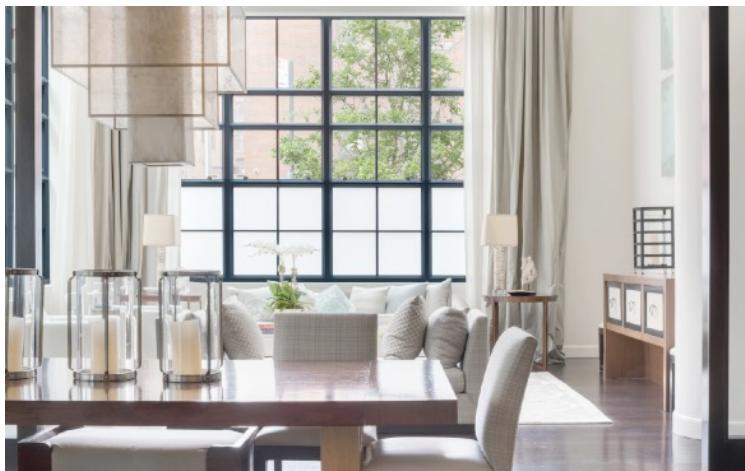


Huge Light-Flooded Penthouse

**161 Hudson Street
TriBeCa
\$18,500,000**

Exquisite Monique Gibson-designed and mint-move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality. Conveniently located in the heart of prime Tribeca, moments from all public transportation, restaurants, entertainment and amenities including the Hudson River Park, and in close proximity to Soho and the spectacular evolution of Downtown Manhattan.

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7 Hubert Street, Tribeca

\$8,995,000 - NEW PRICE!

This Maisonette Townhouse is accessed either via its private entrance, or directly through the elegant building lobby, providing the perfect hybrid of townhouse and full service condominium living.



151 West 17th Street - Penthouse - Chelsea

\$7,000,000

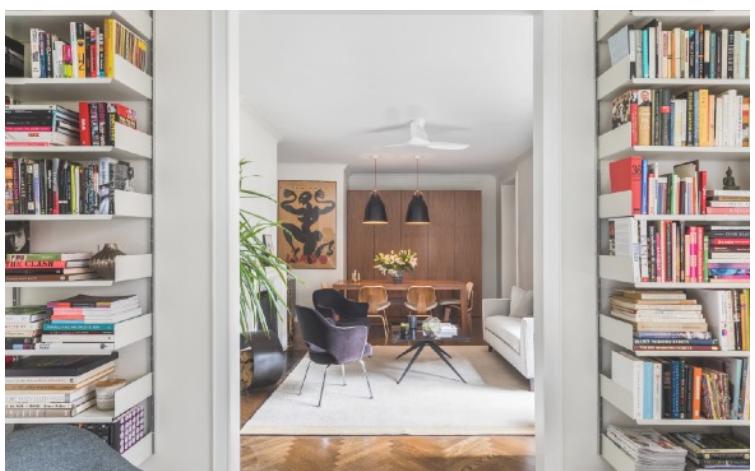
Offering close to 80 feet of south-facing, sun-bathed frontage, this impressively proportioned 3-bedroom penthouse is offered for sale for the first time since the building was completed.



53 Downing Street, West Village

\$23,000,000

Single-family townhouse with a garage has undergone a complete re-design to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen.



455 East 51St Street, Midtown East

\$1,275,000

Beautiful south-facing home overlooking the enchanting building garden is accessed via a walled entry where a gatekeeper/doorman stands guard welcoming its residents and visitors.



13 East 16th Street, Flatiron

\$2,695,000

Union Square Full-floor Condominium Loft: This bright and airy full floor loft is conveniently located in the center of Downtown Manhattan.



206 East 73rd Street, Upper East Side

\$6,950,000

Rarely - if ever - does a penthouse loft of this style and caliber become available on the Upper East Side. This impressive triplex, designed by The Turett Collaborative, delivers all this and more.

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114 Liberty Street, Financial District

\$25,000/month - NEW PRICE!

This exceptional 70ft wide private full floor loft - featured in ELLE DECOR - is a vision of sublime design. No detail has been overlooked in this gut renovation.



444 West 19th Street, Chelsea

\$1,375,000

Located in the heart of West Chelsea, this bright, one-bedroom, one bathroom south-facing apartment with a balcony features floor-to-ceiling windows that frame bright south-facing exposures.



212 West 18th Street, Chelsea

\$24,500,000

This exceptional Walker Tower duplex has been completely transformed to achieve an unprecedented level of quality and refinement. A one-of-a-kind floor plan offering two private terraces and sweeping views of the Manhattan skyline.



11 West 12th Street, Greenwich Village

\$25,000,000 - NEW PRICE!

25-foot wide, single-family townhouse that has been painstakingly renovated by Paris Forino to the highest caliber of workmanship and unparalleled quality. This handsome home features two roof terraces, and a private 33-foot deep garden and a coveted two-car garage.



825 Fifth Avenue, Upper East Side

\$9,850,000

Exceptional in every way...this state-of-the-art home on Fifth Avenue on a high floor with 40 feet of frontage directly overlooking Central Park has been gut renovated to the most exacting standards.



225 Fifth Avenue, Nomad

\$5,990,000 - NEW PRICE

This sophisticated park view home with its unique decorative metal window balustrades has been meticulously renovated and designed in a classic, contemporary style. Co-exclusive.

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Dream Greenwich Village Penthouse

**130 West 12th St
Greenwich Village
Price Upon Request**

This top-floor, private-floor 1-3 bedroom penthouse is genuinely a one-of-a-kind, with usable wrap terraces that feature exterior 'rooms', exceptional, open, humanly scaled views, sublime finishes - including all new bronze windows from France - designed by AD 100 Architect Steven Harris in a top-notch condominium building with full services and access to the superb amenities of Greenwich Lane. This home is impossible to replicate anywhere.

Renovated Single Family Home With Pool

**109 Waverly Pl
Greenwich Village
\$27,500,000 or \$75,000/month**

This imposing, light, Greek Revival townhouse - featured on the cover of INTERIOR DESIGN - was fully gutted and renovated, designed by acclaimed architect Wayne Turett in a contemporary style. The 6-level home with 6-8 bedrooms with an elevator measures around 8,300sf of interior space and 1,500sf of outdoor space.



Prize Chelsea Duplex Penthouse

**560 West 24th Street
Chelsea
\$10,950,000**

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex with 1,428sf private outdoor space has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood. The large elevator opens to reveal magnificent 13ft+ ceiling heights with floor-to-ceiling glass walls overlooking the expansive fully landscaped and furnished terrace, perfect for entertaining on a grand scale, with inspiring views towards Midtown Manhattan and the Empire State Building.

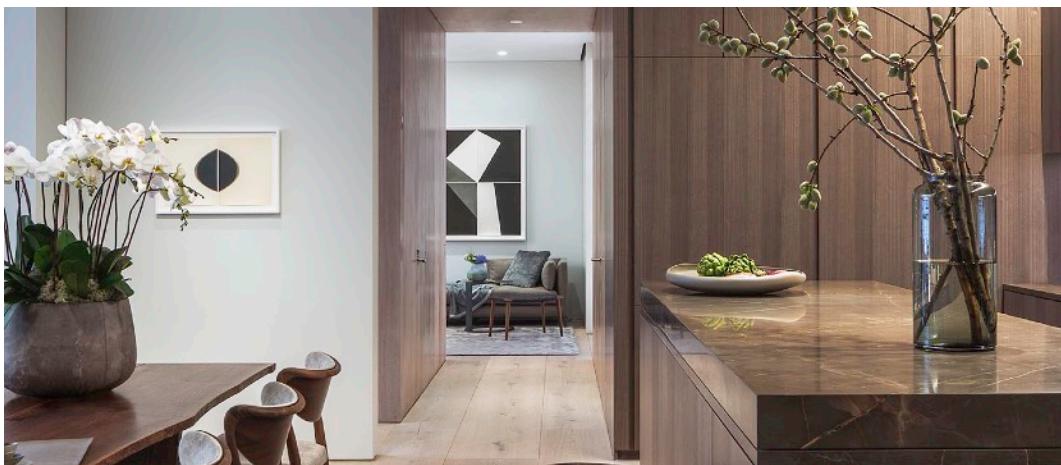


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Mini Luxe

Volume Down, Pricing dips

Smaller luxury properties between \$1m and 2m

108 properties signed and closed
Average Price: \$1,483m \$1,526/SF
Average Size: 1,006sf

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

Our analysis: Sales volume and pricing dip this month to a seasonal end of Summer mode.

Midi Luxe

Volume retreats, Pricing remains stable

Mid-sized luxury properties between \$2m and \$4m

115 properties signed and closed
Average Price: \$2,849m \$1,802/SF
Average Size: 1,609sf

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

Our analysis: Volume scales back a bit after a notable jump in July and pricing remains stable.

Ultra Luxe

Volume stable, Pricing recovers

Larger, luxury properties between \$4m and \$5m

18 properties signed and closed
Average Price: \$4,322m \$2,028/sf
Average Size: 2,098sf

EVEN from last month.
\$/SF rises compared to previous month.
DOWN from previous report.

Our analysis: Pricing recovers but remains below \$2,000/sf.

Mega Luxe

Strong volume, slight retreat, pricing climbs above \$3,000/sf

Large, exceptional properties over \$5m, many with outdoor space

43 properties signed and closed
Average Price: \$10,925m \$3,132/SF
Average Size: 3,522SF

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

Our analysis: Pricing climbed back above \$3,000/SF fueled mostly by 565 Broome signed contracts and 70 vestry closings.

House Luxe

Townhouse market continues solid activity

Larger, single family townhouses

5 properties signed and closed
Average Price: \$13,069
Average Width: 21 feet

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

Our analysis: Buyers are seeing value again in the townhouse markets. A \$40m townhouse was signed uptown.

Luxefind

BURNING FEET? The days of those old single spout diffusers to distribute steam are over with a linear diffuser that distributes the steam broadly, in a less concentrated fashion. mrsteam.com



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