



444 West 19Th Street, 502
\$1,350,000



1281 Madison Ave, Th1
\$1,250,000



560 West 24Th Street - Penthouse
\$14,000,000/ Rent: \$40k/month

Multiple Bids (Below Ask) Return

We're uncertain yet whether this is a longterm trend or not, but multiple bidding has returned to the New York Markets - mostly below the asking price - nevertheless a possible indicator of a shift in the markets after some listings have sat idle for months with no bids. While many tout their genius at having sold a property 'listed at the right price', most don't mention the significant price cut they made. After 18-24 months of price declines in numerous - not all - areas - of the market, could this multiple bidding indicate a stabilization trend? Is it possible prices have fallen too far too fast, mimicking (yet contrasting) their irrationally exuberant rise?

In this sentiment-driven market, it is often these layman-style indicators that are the ones worth watching. Another trend we have experienced is multiple calls after a property goes to contract from those 'watching in the wings'.....hopeful for further price cuts, yet dismayed at having waited too long.

**DID YOU
KNOW?**

**Downtown \$5m+
contract signed volume
almost doubled in
February over
January**

Maisonette Duplex with Private Garden



DID YOU KNOW?

The average 30-year jumbo mortgage rate dropped to its lowest level since January 2018.

54 MacDougal Street - SoHo - Village - Hudson Square - \$3,995,000

Upon entering the main level of this "Maisonette", one is immediately struck by an open, light infused solarium overlooking the ~900sf private landscaped yard. The flexible and generous indoor/outdoor living spaces and controlled views are ideal for year-round enjoyment. The tremendous and open lower level of the home boasts high ceilings, natural light and a 2nd direct means of access to the private yard above. This space is perfect for, and can accommodate a media room plus playroom, music studio, or gym.

Elegant & Dramatic Penthouse with Private Roof Deck

**54 MacDougal Street
SoHo - Village - Hudson Square
Price Upon Request**

The key-locked fob-controlled elevator opens directly into this elegant & dramatic 4-bedroom, 4.5 bathroom penthouse with over 1,200 square feet of outdoor space. Upon entering you are immediately impressed by the show-stopping double height ceilings with a wall of West-facing windows and french doors that reveal the charming views down tree-lined King Street that allows superb privacy, floods the apartment with light and open exposures that become part of the interior experience.



For more information or to schedule an appointment please call 646.780.7594



34 East 30Th Street, Nomad
\$2,750,000

This authentic full floor loft provides an incredible opportunity to create your dream home in a boutique NoMad pre-war building moments from Park Avenue South, Madison Square Park and Dover Street Market. Virtually Staged



151 West 17Th Street - Penthouse - Chelsea
\$6,500,000

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.



1281 Madison Avenue, Carnegie Hill
\$1.25 million

Elegant restored 1885 townhouse-style one bedroom condo perched perfectly in the middle of charming historic Carnegie Hill. Nothing beats this refined and convenient location, just one block away from Central Park.



40 Bond Street, Noho
\$4,250,000

Designed by world-renowned architect John Pawson, this 1,382 square foot split two-bedroom residence features two bathrooms, powder room, and southern exposure through nine 11-foot floor-to-ceiling windows.



301 West 53Rd Street, Hells Kitchen
\$2,000,000

Is this the most efficient renovated corner 3-bedroom apartment located in a full service building with big views, outstanding light and access to the very best of New York City? Very possibly, yes!



27 East 22Nd Street, Flatiron
\$13,000 per month

Penthouse Excellence! Perched on the 10th and 11th floors of a pre-war condominium providing a flexible layout and tremendous light with views of Madison Square Park. Entertain on the massive 800sf terrace. All this at the epicenter of world class perks, retail and culinary bliss, convenient to everything.

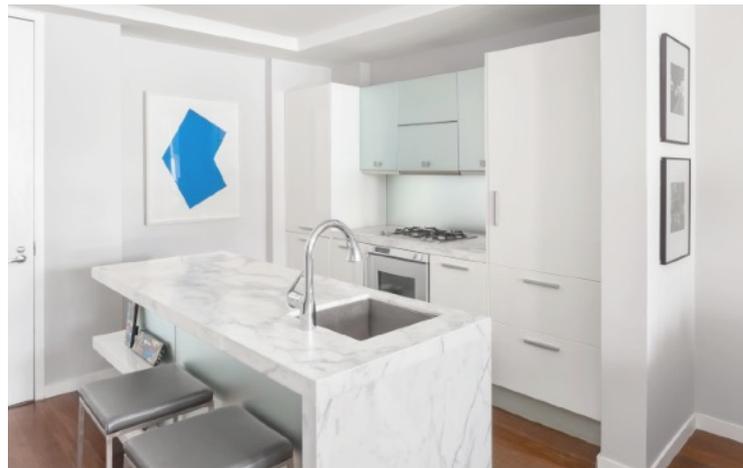
For more information or to schedule an appointment please call 646.780.7594



560 West 24th St, West Chelsea

\$40,000 per month

Classic Penthouse designed by Architectural Digest 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.



444 West 19th Street, Chelsea

\$1,350,000

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.



Huge Light-Flooded Penthouse

**161 Hudson Street
TriBeCa
\$16,000,000**

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.



Bring Your Architect & Imagination

**25 Barrow Street,
West Village
\$8,250,000**

Beautiful four-story 22' wide Federal brick townhouse is on a 25' wide lot and is part of the Greenwich Village Historic District. The house offers a myriad of options to discerning buyers.

**DID YOU
KNOW?
\$14 billion of real estate
taxes go unpaid every
year.**

Designed by Pritzker Prize-winning architects Herzog & de Meuron, 40 Bond Street became an instant landmark masterpiece of modern architecture



40 Bond Street
NoHo
\$7,950,000

This thoughtfully designed 3-bedroom, 3.5 Bathroom home features a floor-through plan with north and south exposures with exceptional 11-ft floor-to-ceiling Schuco windows throughout. A grand entry gallery opens up to an impressively scaled 33 foot x 22 foot entertaining space combining living and dining with an abundance of art walls.

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- •



130 West 12Th Street, West Village
Price Upon Request

The sun-filled penthouse at 130 West 12th Street encompasses the entire floor of one of Greenwich Village's most desirable full-service buildings and is a very rare, completely custom home. Having been masterfully renovated by AD 100 architect Steven Harris and with stunning terraces leading off every room, all details have been carefully considered to the most exacting standards.



71 Laight St, Tribeca
\$8,500,000

Rarely available prime TriBeCa 4-bedroom apartment with parking at The Sterling Mason. Move right in to this virtually brand new, perfectly appointed and decorated home with many customized details and millwork. This loft-like triple-mint premium residence is inspired by the finest classic apartments with a gracious entrance gallery that opens into the beautifully proportioned North East corner living room, over 31 feet in length. Six large windows flood the room with light and reveal charming exposures towards Tribeca's charming historic cobbled streetscape.



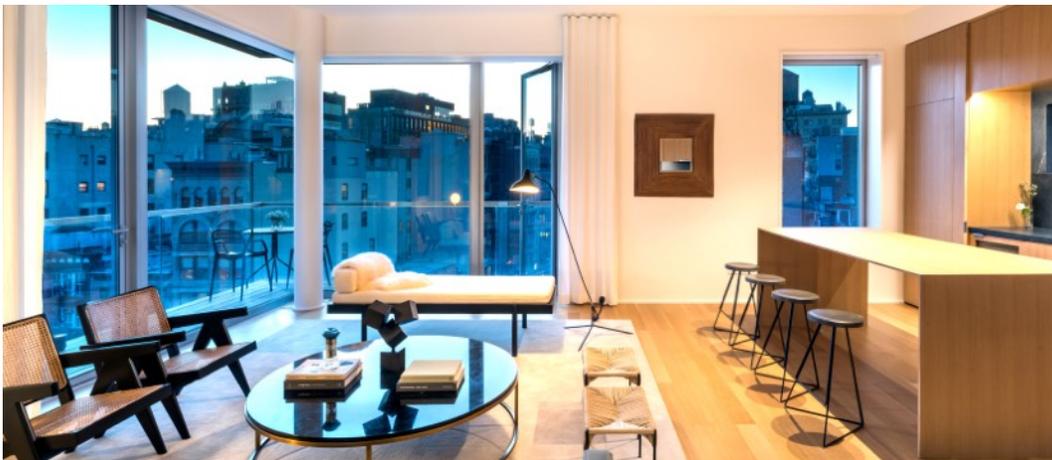
100 East 53Rd Street Midtown

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51 White Street Under Construction Tribeca

The 100 plus year old landmarked building features a cast iron marble facade and is remnant of a grander architectural period in NYC history. The building is being converted into a luxury boutique condominium with some of the highest level of finishes, materials, and design seen in this neighborhood.

Mini-Luxe

Volume **IMPROVES NOTABLY**, Pricing **SLIPS**

Smaller luxury properties between \$1m and 2m

93 properties signed and closed
Average Price: \$1,431m \$1,412/SF
Average Size: 1,030

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

Our analysis: Sales volume increases although pricing slips.

Midi-Luxe

Volume recovers a bit, Pricing dips a bit more, stabilizing

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

61 properties signed and closed
Average Price: \$2,839m \$1,607/SF
Average Size: 1,739sf

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

Our analysis: Volume improved, but pricing eased further....but very little.

Ultra-Luxe

Volume continues to improve, Pricing dips

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

16 properties signed and closed
Average Price: \$4,450 \$1,734/SF
Average Size: 2,603sf

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

Our analysis: Pricing slips again, volume rises.

Mega-Luxe

Strong volume, pricing dips well below \$3,000/sf.

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

30 properties signed and closed
Average Price: \$7,746m \$2,237/SF
Average Size: 3,496sf

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

Our analysis: Pricing dips well below \$3,000/sf, fueled by units requiring renovation.

House Luxe

Townhouse sales stable, solid.

Larger, single family townhouses

6 properties signed and closed
Average Price: \$98,236m
Average Width: 20.5 feet

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

Our analysis: Activity improves a bit as townhouse selling season approaches. Average days on market approaching 1 year.





Compass
 111 5th Avenue
 New York, NY 10003



DID YOU KNOW?
 City Hall Park is 8 acres in size, almost 33% larger than Madison Square Park

Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. Achieving sales in excess of several billion and consistently among the country's top teams, our group represents developers, buyers, renters, and sellers in transactions ranging from \$500,000 to well over \$20 million. We can also connect you to the best agents around the country and the globe. Contact us today to discuss how we may be of assistance.

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