



347 Bowery - Noho/East Village  
**\$6,500,000**



38 Cobb Isle, Water Mill  
**\$9,495,000**

## A Perfect Winter's Storm?

Is this winter going to produce the perfect real estate storm? It's possible. Already there are noteworthy signs of a pick-up in transaction volume. Several properties that have sat idle for many months are moving again. The following five factors on their own would not do it, but collectively they could potentially fuel a very busy Winter into Spring market:

1. Recession obsession. The US economy cooled, and didn't produce the 4-6% growth promised by the Tax Bill of 2018, but continued on a steady growth pace of around 2% even though headwinds from Trade Wars and Brexit continued. The economy looks stable and growing for now and the foreseeable future.
2. Buyer build-up: with so many on the sidelines waiting and seeing what would happen with the economy and the real estate markets (that still showed signs of further decline after the raised Mansion and transfer taxes on July 1st) many buyers are ready to move on with their lives.
3. Interest rates remain very low and enticing: While the SALT deductions have been minimized, there are still ways to borrow cheaply that also provide good tax savings.
4. Bonus Season is upon us: Many bonuses should be strong considering spectacular gains in the equity markets in 2019.
5. Tis' the Season: The Fall market in Manhattan has rarely been great. The first half and Spring markets are always prime and usually the strongest of the year.



260 West Broadway  
**\$7,000,000**

For more information or to schedule an appointment please call 646.780.7594



DID YOU KNOW?  
New York State's  
economic output is  
almost the size of  
Canada's.

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## Minimalist Modern Loft

**476 Broadway, Soho**  
**\$8,000,000**

With almost 50 feet of West facing frontage, this loft - almost 4,000sf in size - benefits by Southern and Eastern windows and light too through a total of 18 large windows. The seamlessness of the installation is notable everywhere, with a flushness of installation that a true connoisseur of craftsmanship will appreciate.



**260 West Broadway, Tribeca**  
**\$7,000,000**

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



**161 Hudson St, Tribeca**  
**Price Upon Request**

Located in the heart of Tribeca this 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.

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**40 East 67th Street - Upper East Side**  
**\$13,995,000**

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side.



**151 West 17th Street - Penthouse - Chelsea**  
**\$6,000,000**

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.



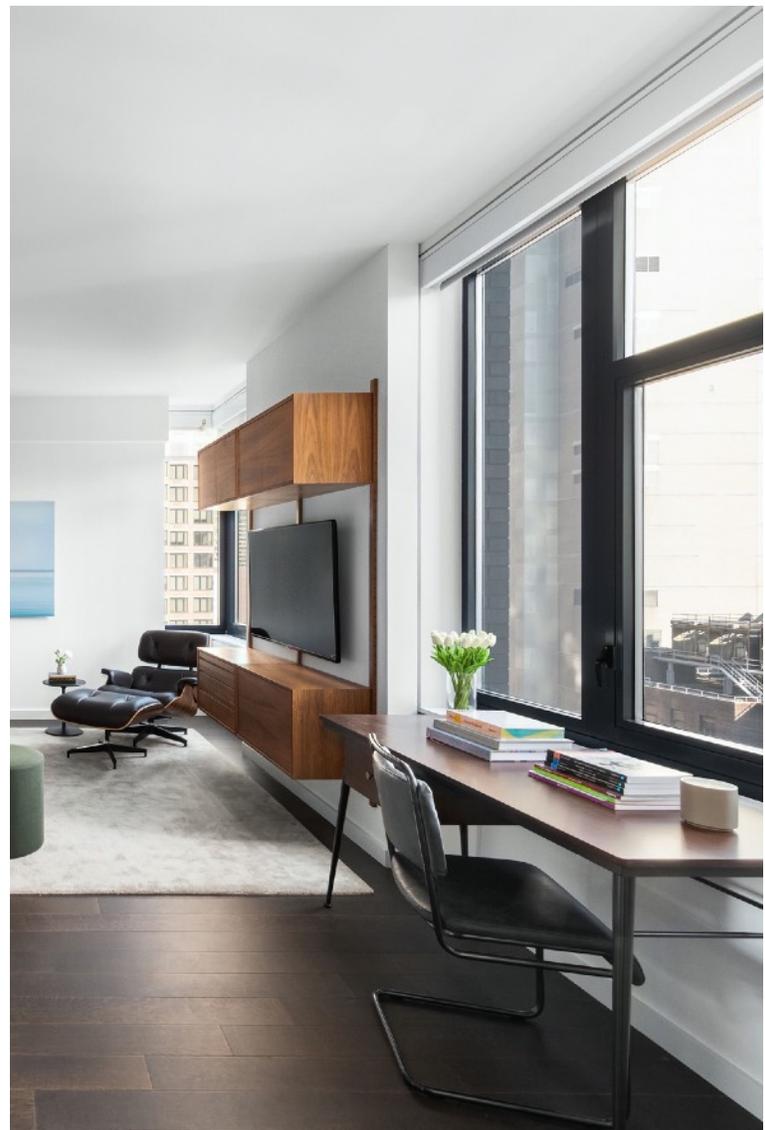
**36 Saw Mill Hill Rd, Ridgefield, Ct**  
**\$1,495,000**

Just an hour outside of Manhattan and moments from the charming Village of Ridgefield, CT, this magical and secluded mid-century hideaway is set on 12 acres and overlooks an enchanting wildlife-abundant pond.



**604 N. Lake Blvd, Mahopac, Ny**  
**\$6,500,000**

This Hamptons alternative has everything a beach house offers with the thrill of Lake Mahopac in your backyard. Dating back to the 1800s, this meticulously renovated, Federal-style stunner has breathtaking views from almost every room, and retains much of its original grandeur with soaring ceilings and vast hallways. This is a compound like no other just one hour from Manhattan.



**THE LINDLEY - 591 Third Avenue - Murray Hill**  
**BRAND NEW - immediate occupancy - TAX ABATEMENT**

This recently completed full service condominium moments from the Public Library and Grand Central Station offers beautifully finished 1-2 bedroom homes starting around \$1.25 million with a tax abatement that brings monthly costs down notably. A 24-hour doorman, gym and lounge are some appealing amenities.

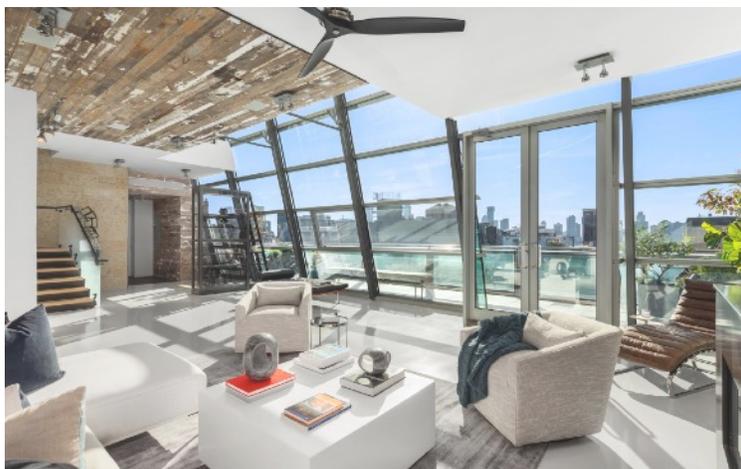


## Triple Mint Loft

**6 West 20th Street  
Flatiron  
\$10,000,000**

This triple-mint, recently completed, precisely gut-renovated private full-floor loft off Fifth Avenue is just moments from Madison Square Park. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.

**DID YOU  
KNOW?**  
The High Line Park gets  
more visitors than  
The Met or Statue  
of Liberty



**497 Greenwich Street - Soho  
\$10,000,000**

This mint condition, architectural landmark boasts exceptional light, volume and terraces that defy description. The full-service condominium features a swimming pool, gym and guest suite on the most discreet block in Manhattan.



**53 North Moore St - Tribeca - +/-4,000Sf  
\$6,750,000**

These two large apartments have already been partially combined on the most desirable cobblestone block of Central Tribeca with windows facing East, North and West. Rarely does a loft apartment of this scale become available in this location and building that easily accommodates 4-5 bedrooms.

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### **270 Broadway, Tribeca**

**\$7,500,000**

This high-floor, sun-kissed spacious home with a terrace perched atop a discreet pre-war full-service condominium building boasts views and light South, West, and North, with expansive, protected views through 44 large windows.



### **141 East 88Th St, Upper East Side**

**\$9,975,000**

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make this home extraordinarily quiet.



### **315 East 18Th St - Gramercy - Townhouse**

**\$12,000,000**

Nestled on a picturesque block, moments from Gramercy Park, is a recently completed Greek revival style gut-renovated townhouse that has been superbly designed and re-constructed to the most exacting standards to meet the demands of a modern lifestyle.



### **160 East 22Nd St, 19C - Gramercy**

**NEW PRICE: \$2,750,000**

Hovering above the heart of the Gramercy Park Neighborhood, residence 19C is an almost 1,300 square foot 2 bedroom, 2-bath condominium home in a new, full-service building with inspiring open city views that include Gramercy Park itself.

For more information or to schedule an appointment please call 646.780.7594



**611 West 56Th Street - Hudson West - New Condominium**

Pritzker Prize-winning Alvaro Siza's white limestone clad masterpiece offers full-service boutique-scaled living at its finest with a variety of apartments ranging in size from 1-bedroom to full floor 3-bedroom homes and a spectacular penthouse with panoramic views. Neighbor to the new Cipriani and Soul Cycle.



**25 Barrow Street  
West Village \$7,150,000**

Built in 1826, this beautiful four-story 22' wide Federal brick townhouse is on a 25' wide lot and is part of the Greenwich Village Historic District.



**347 Bowery - Noho/East Village - Immediate Occupancy**

**BRAND NEW - 3-BEDROOM, 3.5-BATHROOM DUPLEX - \$6,500,000 - NEW PRICE!**

## Mini-Luxe

Volume **STABLE** and pricing **WEAKENS**

Smaller luxury properties between \$1m and 2m

**112 properties signed and closed**  
**Average Price:** \$1,487m \$1,417/SF  
**Average Size:** 1,071sf  
**Our analysis:** Sales volume remains stable and pricing slips with limited supply.

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

## Midi-Luxe

Volume slips, pricing slips.

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

**76 properties signed and closed**  
**Average Price:** \$2.768m \$1,698/SF  
**Average Size:** 1,621sf  
**Our analysis:** Volume improves after very weak September although pricing dips.

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

## Ultra-Luxe

Volume improves notably, Pricing dips.

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

**19 properties signed and closed**  
**Average Price:** \$4.418m \$1,835/SF  
**Average Size:** 2,400sf  
**Our analysis:** Sales volume improves well. Pricing eases back notably after last month's rise.

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

## Mega-Luxe

Lower volume, pricing rises again.

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

**24 properties signed and closed**  
**Average Price:** \$7,991 \$2,730/SF  
**Average Size:** 2,910sf  
**Our analysis:** Solid activity for this time of the year and pricing recovered nicely.

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

## House Luxe

Townhouse sales volume was solid.

Larger, single family townhouses

**3 properties signed and closed**  
**Average Price:** \$10.85m  
**Average Width:** 20 feet  
**Our analysis:** 255 West 11th Street in the West Village sold and closed for \$17.45m.

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



### 152 Elizabeth Street - Nolita NEW PRICE: \$13,750,000

With an exacting eye and generous spirit, Pritzker Prize Laureate Tadao Ando and renowned interior architect Michael Gabellini are making history with 152 Elizabeth Street. Ideally situated in vibrant Nolita, the building stands as Ando's first residential work outside of Asia. Final Full floor, 4 bedroom unit with fireplace.

# Hi Tech Clap On, Clap Off?



**Compass**  
111 5th Avenue  
New York, NY 10003

VOCCA is a voice activated bulb adapter that can turn any standard light bulb into a voice activated one. Once connected, all you need to do is say "Go Vocca Light" to turn the light on or off. [www.vocca.shop](http://www.vocca.shop)

**DID YOU KNOW?**  
New York State is about 1% of the landmass of the USA, yet produces 8% of total GDP.

## Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. With sales in excess of several billion and consistently amongst the USA's most respected 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. Please let us know how we may be of assistance to you.

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