



NEW: BOLD & DRAMATIC PENTHOUSE



12 EAST 13TH STREET TROPHY PENTHOUSE

## The Trump Bump

The world, jolted into the new reality of President Trump, exhaled, and while about 50% of Americans felt dejected, all recognized it was time to move on with life after a turbulent election cycle that felt more like a WWF match. Since the election, the real estate markets have become busier. Markets like certainty. Here are some observations:

- 1) **MANY UNKNOWNNS.** We won't know the full impact of the new administration on complex issues such as immigration, taxes, inflation, spending and trade for a while.
- 2) **EQUITY MARKETS SOAR:** The markets adjusted to a new reality: Equity markets are at all time records, making many high end buyers feel richer than ever.
- 3) **THE WEALTHY WILL BE WEALTHIER:** There is certainty that 'Trumponomics' should be great for the wealthy, the most vital audience in New York real estate: Lower corporate taxes are just the start. Will lowered tax rates amount to lower taxes?
- 4) **EASIER MORTGAGES:** Dodd Frank will be simplified, making mortgages accessible to more people. Bankers already feel richer with bank stocks soaring, fueled equally by rising rates.
- 5) **INTEREST RATES SPIKE:** could dampen market enthusiasm, yet this could fuel urgency to buy before further hikes. Savers will may be beneficiaries.
- 6) **SOCIAL ISSUES:** While economic optimism abounds, uncertainty exists about the prospects of social unrest/labor dissatisfaction, and heightened security concerns.
- 7) **THE GREAT EQUALIZATION of 2016:** overly-ambitious pricing on New York properties has scaled back fast and dramatically, especially for homes that relied too heavily on averages rather than fundamentals. Buyers are seeing value again.

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NEW! BROOKLYN HEIGHTS MASTERPIECE



## Seldorf Architects Bowery/Noho/Village

347 BOWERY

3-BEDROOM, 3.5-BATHROOM DUPLEXES

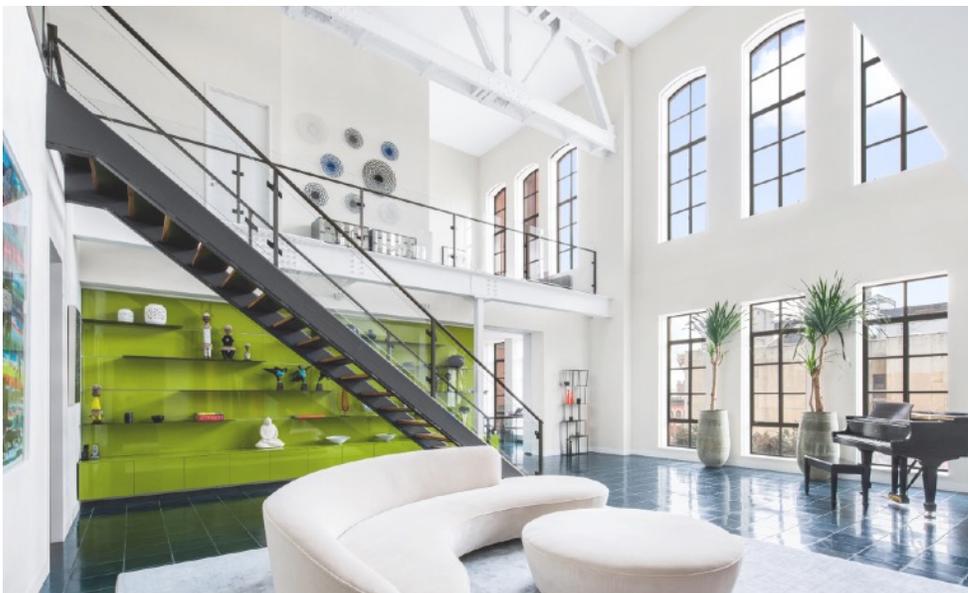
PRICING STARTS AT **\$7,500,000**

Seldorf Architect's latest zinc clad creation of 5 stacked town homes, on a prized corner opposite the Bowery Hotel. With nearly 20 foot ceilings, each residence will feature a handcrafted staircase made of plaster and white oak. Catwalk bridges on the upper levels will separate the master suite from the guest bedrooms; all of the units include balconies with spectacular sunset views over Downtown Manhattan.

## Triple Mint Townhouse Prime Greenwich Village

14 EAST 11TH STREET  
GREENWICH VILLAGE  
**\$25,000,000**

A meticulously renovated almost 21+ ft wide, 5-6 story single-family home with approximately 7,400sf of beautiful interior living space and over 1,200sf comprising a magnificent garden, terrace and rooftop deck. This gracious sun-filled townhouse with privacy and views has been painstakingly and intelligently re-built and designed by architect Steven Wang for the 21st Century in a contemporary classic style.



## Epic, Voluminous, Annabelle Seldorf-Designed Duplex Loft

213 WEST 23RD STREET  
CHELSEA  
**\$14,500,000**

No photograph can capture the experience of walking into this exceptional property, the only one of its kind, anywhere. Located in the landmark McBurney YMCA building with soaring 29ft ceilings in the double-height living room, once the home of a gymnasium and running track, provides the most impressive entertaining space, surrounded by gigantic windows that flood this showplace with superb light all day.



### 350 West Broadway, Soho

**\$7,995,000**

Inspiring views and light engulf this chic, mint, move-in full-floor three-bedroom, three-and-half-bath SoHo residence with its exceptional 644 square foot terrace designed by renowned architect William T. Georgis



### 245 Tenth Ave, Chelsea

**\$4,250,000 - NEW PRICE!**

Perched above the magnificent Highline Park this contemporary apartment located in a full service condominium sheathed in shimmering stainless steel, displays a material palette and thoughtful interior as soothing as it is stylish.



### 444 West 19th Street, Chelsea

**\$4,500,000**

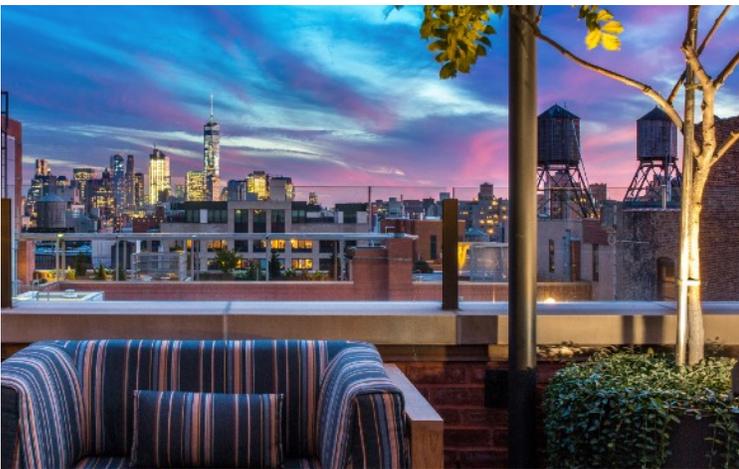
A sleek, light-bathed Penthouse with superb private terraces and PARKING is tough to find: This duplex 2-bedroom, 2.5 bathroom penthouse is unique, located in one of West Chelsea's most desirable addresses moments from the HIGHLINE PARK, the Hudson River Park and so much more.



### 133 West 22nd St, Chelsea

**\$3,850,000**

Enter into the spacious living and dining room, which opens onto a private north-facing terrace perfect for al-fresco dining. Oversized windows frame the coveted city views of the Empire State Building and flood the space with natural light all day long. The chef's kitchen is open to the living room perfect for entertaining.



### 126 West 22nd St, PH 11/12 S, Chelsea

**\$11,895,000**

Impressive 50ft wide south-facing Chelsea/Flatiron Triplex penthouse combination loft of epic scale, resplendent with a large private roof terrace. This remarkable property requires easily combining the fully renovated upper duplex (approved plans available) with an apartment below to create a sensational home.



### 126 West 22nd St, Chelsea

**\$3,400,000**

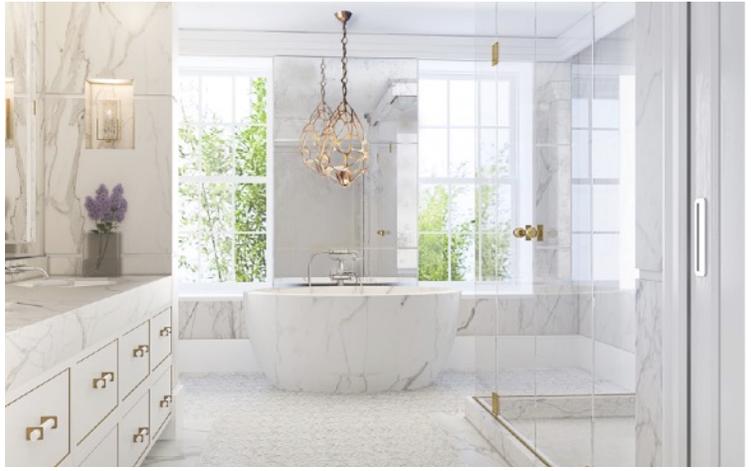
The quintessential Condominium Chelsea loft comprising a 50ft width half floor of an elegant pre-war building in the heart of Chelsea. Located on the sunny and quiet south side of the building, this spacious 2-bedroom, 2-bathroom residence is perfect for entertaining with its generously proportioned light-infused spaces.



### 311 West Broadway, Soho

**\$12,500,000**

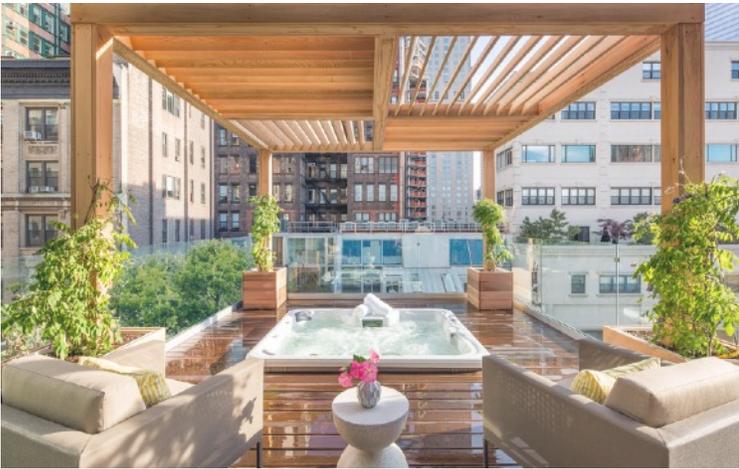
Prized contemporary Soho condominium building designed by architects Gwathmey Siegel, this magnificent single-floor penthouse features a Piet Oudolf designed wrap-around terrace planted to perfection.



### 73 Washington Pl, Village

**\$13,950,000**

magnificent landmarked 22-foot wide Greek Revival-style townhouse, located on a picturesque block steps from historic Washington Square Park. Delivered vacant with a full set of Landmarks-approved architectural and design plans.



### 16 Warren Street, Tribeca

**\$7,495,000 or \$25k/month**

One-of-a-kind Triplex Penthouse with multiple balconies and a private roof deck. Brilliant natural light, breathtaking views and expansive space provides unparalleled living in this spectacular 3-bedroom, 3.5-bath home.



### 18 West 75th, Upper West Side

**\$19,500,000**

Positioned on a prime, picture-perfect, treelined West Side block, just a few feet from Central Park, this gut-renovated and rebuilt Renaissance Revival 8,564 sf townhouse beauty delivers on every level. Designed by noted architect Wayne Turett



### 158 Mercer Street, Soho

**\$12,250,000**

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.



### 146 Willow Street, Brooklyn Heights

**\$16,000,000 - NEW!**

25 foot wide, single-family mansion located on the most coveted Brooklyn Heights tree-lined block. The house delivers on every level with unsurpassed detailing and sophistication. Not only is the house visually impeccable, it also benefits from advanced systems and technology that make it ultra-efficient.



## Steven Harris Designed Penthouse

560 WEST 24th STREET  
WEST CHELSEA  
**\$16,000,000 or \$40k/month**

West Chelsea Contemporary 4-bedroom, 4.5 bathroom Classic Penthouse designed by Architectural Digest 100 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. 2 wood-burning fireplaces.

Interiors by Damon Liss Design

## Prime West Village Steven Harris Townhouse

252 WEST 12TH STREET  
WEST VILLAGE  
**\$19,600,000**

This perfectly scaled and crafted Steven Harris-designed townhouse is located on arguably the most desirable of all West Village cobbled streets not too far West or East. With meticulous attention to detail, this elegant Historical landmark is just moments from the Hudson River Park, The New Whitney Museum, The Meatpacking District and all the charms of Greenwich Village that deliver on every level with the best selection of boutiques, restaurants and entertainment.



## Dramatic & Bold Penthouse

12 EAST 13th STREET  
GREENWICH VILLAGE  
**\$20,000,000**

This brand new, dramatic and bold 4-bedroom Greenwich Village 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.



## 100 East 53Rd Street Midtown

NEW DEVELOPMENT  
DESIGNED BY SIR NORMAN FOSTER  
STARTING AROUND \$2.6 MILLION  
[WWW.100E53.COM](http://WWW.100E53.COM)



## 152 Elizabeth Street Nolita

NEW DEVELOPMENT  
DESIGNED BY TADAO ANDO  
[WWW.152ELIZABETHST.COM](http://WWW.152ELIZABETHST.COM)



## 196 Orchard Street Lower East Side

NEW DEVELOPMENT WITH EQUINOX GYM  
MOMENTS FROM LUDLOW HOUSE  
STARTING AROUND \$1.35 MILLION  
[WWW.196ORCHARD.COM](http://WWW.196ORCHARD.COM)



## 385 First Avenue, Gramercy

NEW DEVELOPMENT  
STARTING AROUND \$1 MILLION  
[WWW.385FIRST.COM](http://WWW.385FIRST.COM)



## Mini Luxe

### VOLUME RISES, PRICING RISES

SMALLER LUXURY  
PROPERTIES BETWEEN  
\$1M AND 2M

**107 properties signed and closed**  
**Average Price:** \$1,486m \$1,616/SF  
**Average Size:** 912SF

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

**Our analysis:** Volume improved noticeably and pricing rose. Shortage of good immediate delivery inventory.

## Midi Luxe

### VOLUME EVEN, PRICING RISES

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

**64 properties signed and closed**  
**Average Price:** \$2,871m \$1,845/SF  
**Average Size:** 1,574SF

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

**Our analysis:** Volume remained even and pricing rose. Inventory shortages abound for certain classifications. A good 2-bedroom under \$3m is hard to find....

## Ultra Luxe

### VOLUME DIPS, PRICING RISES

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

**18 properties signed and closed**  
**Average Price:** \$4,622m \$2,459/SF  
**Average Size:** 1,890SF

**DOWN** from last record-breaking report numbers.  
**\$/SF UP NOTABLY** compared to previous month.  
**Down** from previous report.

**Our analysis:** Pricing rises, volume dips, still fueled by 56 Leonard and 30 Park Place closings.

## Mega Luxe

### SUPER-STRONG VOLUME, PRICING JUMPS

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

**44 properties signed and closed**  
**Average Price:** \$10.440m \$3,240/SF  
**Average Size:** 3,225SF

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

**Our analysis:** Pricing soars back above \$3,000/SF. 56 Leonard closings continue. Big Ticket contracts signed at 30 Park Place.

## Townhouses

### VOLUME STABLE, PRICING UP

LARGER, SINGLE  
FAMILY TOWNHOUSES

**2 properties signed and closed**  
**Average Price:** \$20,625m  
**Average Width:** 24 feet

**Down** compared to last report.  
**UP** compared to previous month.  
**Up** from previous report.

**Our analysis:** Steady activity. Few recently renovated houses available. Greenwich Lane Townhouse signs indicating a market for townhouses with services.

# Season's Greetings!

We wanted to take this opportunity to wish all our readers and subscribers a very wonderful Holiday Season and a 2017 full of great health and happiness.

**Compass**  
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