



COMING SOON: TRIBECA PENTHOUSE MASTERPIECE



PRIME GREENWICH VILLAGE PENTHOUSE

Turbulent Times Lead To Solutions

The start of 2017 has produced a flurry of activity of all kinds: the high end of the real estate markets in Manhattan and Brooklyn have certainly come back to life, although a little muted in areas compared to the post election bounce. Any administration transfer is a little messy, although this one has been characterized by intense division. Hopefully things settle into a more calm and collected mode so that the economy at large can keep doing its thing. Rational, practical policies serve everyone best. I am eternally confident and optimistic about our future and see a strong opposition as the sign of a healthy democracy. I sincerely hope all sides can find common ground, just the way buyers and sellers do each and every day of the year. Here are some observations:

- While Mayor de Blasio rallies for a new (well-intentioned) MANSION TAX for properties \$2m and above, London is experiencing its worst real estate market ever...because of similar new taxes. They don't work. They may raise more revenue per transaction, but they don't raise more revenues overall if transaction volume drops. And PLEASE, if anyone can find a MANSION in Manhattan or Brooklyn for \$2m, PLEASE CALL ME!
- The past few weeks/months have taught us how optics are everything: even the very best intentioned ideas poorly messaged and delivered are certain to fail miserably.
- A huge challenge of the real estate industry will be finding the skilled labor not only to build housing, but also to build the massive infrastructure plans being discussed. The USA urgently needs an intelligent, practical and efficient immigration plan. Over 23% of the US construction industry is foreign-born.
- Higher inflation seems to be an almost certainty: aside from the potential for trade tariffs, higher wages and stronger employment will fuel this. Real estate is a solid hedge against inflation, especially in large urban centers.
- "2% (growth) will produce miracles." Warren Buffett, 1/ 21/2017

LS



NEW: 443 GREENWICH 5A: TRIBECA PERFECTION



Bowery/Noho/Village Selldorf Perfection

347 BOWERY

3-BEDROOM, 3.5-BATHROOM DUPLEXES

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

Selldorf Architect's latest zinc clad landmark 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. A Catwalk bridge on the upper level will separate the master suite from the guest bedrooms; all of the units include balconies with spectacular south-west sunset views over Downtown.

Loft Living On A Grand Scale At Its Very Best

158 MERCER STREET

SOHO

\$12,250,000

Located on a quintessential cobbled Soho street in The New Museum Building, a fine pre-war condominium loft landmark, this extraordinarily voluminous home offers roughly 7,000sf of duplexed space in a discreet full service building with separate entrances both off Mercer and Broadway.



Grandly Scaled, Pre-War, Never-Lived-In Corner Loft

443 GREENWICH STREET

TRIBECA

\$15,000,000

A private elevator opens directly into the gracious entry hall of this magnificent home that boasts 14 arched windows that flood the home with light all day long. The grandly scaled corner living room/great room, perfect for entertaining, has oblique views towards the Hudson River down one of Tribeca's most picturesque streets. 8-inch wide white oak flooring runs throughout the apartment that also boasts extraordinarily restored original columns and beams.



350 West Broadway, Soho

\$7,400,000 - NEW PRICE!

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

\$4,000,000 - 3-bedrooms possible - 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 -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.



133 West 22nd St, Chelsea

\$3,850,000 - Immaculate penthouse duplex.

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 12 S, Chelsea

\$8,495,000 - 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.



126 West 22nd St, 11S, Chelsea

\$3,400,000 - 3 bedrooms possible

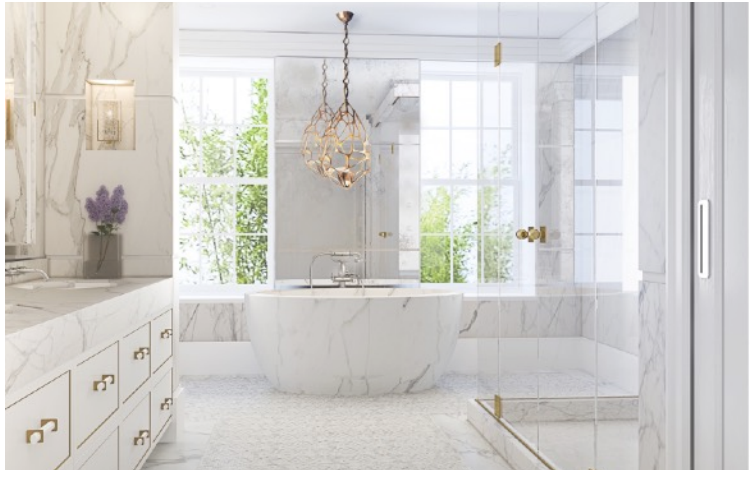
The quintessential Condominium Chelsea loft comprising a 50ft width half floor of an elegant pre-war building in the heart of Chelsea. Located on the sunny and quiet south side of the building, this spacious 2-bedroom, 2-bathroom residence is perfect for entertaining with its generously proportioned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



30 Park Place, Tribeca

\$8,200/month - NO FEE!

The amenities and services in the building are par none serviced by legendary Four Seasons Hotels and Resorts. Residents may enjoy access to Hotel amenities including a spa & salon facilities, a 75 foot pool, parking garage, restaurant, bar and lounge, as well as a comprehensive suite of a la carte services.



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.



213 West 23rd Street, Chelsea

\$14,500,000

Epic, voluminous, four-bedroom, Annabelle Selldorf-designed Chelsea duplex loft. 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, surrounded by gigantic windows that flood this showplace with superb light



146 Willow Street, Brooklyn Heights

\$16,000,000

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. Brand new and never lived in.



Steven Harris Designed Penthouse

560 WEST 24th STREET
WEST CHELSEA
\$16,000,000

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
\$18,500,000 - NEW PRICE!

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



**152 Elizabeth Street
Nolita**

NEW DEVELOPMENT- June 2017
DESIGNED BY TADAO ANDO
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



**54 Macdougall Street
Soho**

NEW DEVELOPMENT
4 UNIT CONDOMINIUM
COMING SUMMER 2017



Mini Luxe

VOLUME, PRICING DROP

SMALLER LUXURY
PROPERTIES BETWEEN
\$1M AND 2M

69 properties signed and closed
Average Price: \$1,436m \$1,525/SF
Average Size: 960SF

Down compared to last month.
Down compared to previous month.
Down compared to previous month.

Our analysis: Sales volume and pricing drop. There are inventory shortages in this bracket.

Midi Luxe

VOLUME DIPS, PRICING DROPS

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

62 properties signed and closed
Average Price: \$2,783m \$1,842/SF
Average Size: 1,527SF

Down from last month.
Down compared to previous month.
Up from previous month.

Our analysis: Volume dips, pricing drops too.

Ultra Luxe

VOLUME RISES, PRICING STABLE

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

23 properties signed and closed
Average Price: \$4,469m \$2,025/SF
Average Size: 2,036SF

UP from last month.
\$/SF Even compared to previous month.
Down from previous month.

Our analysis: Pricing remains above \$2,000/sf. Volume rises.

Mega Luxe

SUPER-STRONG VOLUME, ALTHOUGH DOWN, AVERAGE PRICING STEADY

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

41 properties signed and closed
Average Price: \$10.881m \$3,461/SF
Average Size: 3,118SF

Even from last month.
Up compared to previous month.
Down from previous month.

Our analysis: Pricing approaches \$3,500/SF, fueled mostly by 30 Park Place and 56 Leonard closings. 10 Sullivan Penthouse sold and closed for \$25 million. This end of the market is strong.

House Luxe

VOLUME STABLE, PRICING UP

LARGER, SINGLE
FAMILY TOWNHOUSES

3 properties signed and closed
Average Price: \$13.496m
Average Width: 19.66 feet

Even compared to last report.
Up compared to previous month.
DOWN from previous month.

Our analysis: This market has picked up again after a pre-election slumber.

Luxuryfind Google Home



We all love a super-intelligent friend who knows the answer to everything: what about a friend with a GOOGLE-sized brain? Google Home can answer almost any question and can handle a host of things even those smart friends may find challenging

Compass
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The Team

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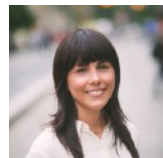
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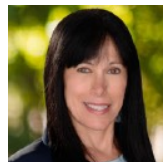
HERVE



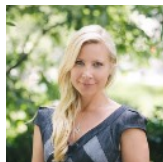
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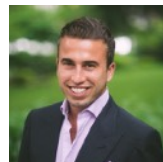
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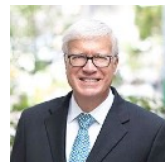
LOIS



AIMEE



ALEX



HAROLD



MANNY



RYAN



MICHAEL

COMPASS

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