
 NEW: WEST VILLAGE 45 FOOT WIDE GRAND
 MAISONETTE AT 150 CHARLES STREET


JUST LISTED: TRIPLE MINT LOFT

(Early) Spring Awakening?

There is no shortage of money on the high end, but there is the threat of higher interest rates and all of a sudden some buyers who have been sitting on their hands for many month are beginning to lose out on properties, especially those that are well priced. The volume of sales in the \$5m+ market has improved and there have been several sales that may actually raise an eyebrow or two....

Could the stagnation that has permeated throughout the luxury markets be lifting? If anything this market is missing one thing: urgency. With more options (in areas) to look at the time it takes to make a decision has expanded notably. Seller expectations have been adjusted to the new market realities of supply and demand. Naturally, rare properties that contain 95% of checklist requirements move quicker than others that do not deliver on almost every level.

Bad weather negatively impacts real estate sales. The recent Springy weather may be contributing to some renewed activity. We are also seeing a few more foreign buyers - even from South America - as the dollar is lower and economies in emerging markets (and Europe!) are doing very well.

The practical realities of the new tax bill are settling in, and for many the impact is not all negative: some will actually do very well with it, especially the very wealthy. There has however been a notable uptick in New Yorkers exploring primary residency outside of New York City in lower taxed states most notably Florida and Texas. Politicians take note! Never ending tax hikes on the wealthy usually results in them moving. It's not smart. Our corrupted real estate tax system needs a state-wide reform without delay. It is so corrupt it makes me want to run for Mayor!

LS



50-FT WIDE SOUTH FACING DUPLEX PENTHOUSE



Duplex Penthouse With Parking Included

71 LAIGHT STREET
SOHO
\$15,500,000 - NEW PRICE!

Perched atop The Sterling Mason in the heart of Tribeca featuring 4,986 square feet of meticulously curated interior space and a 1,065 square foot private terrace. Gachot Studios has expertly laid out this loft-style residence with apartment strengths, perfectly blending refined finishes with high-ceilings and grand proportions centered in the most coveted section of Tribeca.

Designed By Ad100 Architect David Mann

150 CHARLES STREET
WEST VILLAGE
\$17,000,000

This 45 foot wide Grand Maisonette apartment is located at 150 Charles Street, the West Village's pre-eminent full service condominium. Enter through your private entrance off the street, via the main building lobby, or via the building's garage, and immediately you will be impressed by this exceptional home that has undergone a complete gut renovation designed by esteemed Architectural Digest 100 architect and designer David Mann.



Turn-Key Townhouse With A Garage

53 DOWNING ST
WEST VILLAGE
\$23,000,000

Nestled on one of the West Village's most discreet and charming blocks, 53 Downing Street is a recently completed, gut renovated single-family townhouse with a garage. The Landmarked Italianate house was originally built in 1857 and has undergone a complete re-design by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen.



504 W 22Nd St, Chelsea

\$9,995,000 Or \$20K/Month

Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



311 West Broadway, Soho

\$10,995,000

Prime Soho Condominium Penthouse with extraordinary wrap terraces and views. This magnificent single-floor penthouse features a Piet Oudolf designed wrap-around terrace planted to perfection.



154 Spring St, Soho

\$9,950,000

And now for something completely different: this brand new thoroughly unique Mansard Loft Penthouse is perched atop a recently completed boutique condominium in the heart of Soho, a combination of two turn-of-the-century buildings to create 154 Spring Street.



605 Park Avenue, Upper East Side

\$4,250,000

Townhouse Scale living elevated above Park Avenue in this stunning 4 bedroom, 4.5 bathroom duplex that has been renovated to the most exacting standards. Exquisite duplex home with painstaking attention to every detail.



560 West 24Th St, Chelsea

PRICE UPON REQUEST - COMING SOON!

The distinctive, yet classically contemporary building is clad in limestone, a unique blend of Uptown classicism and Downtown contemporary sophistication. The correctly scaled secured elevator opens directly into a classic, Rosario Candela inspired gallery perfect for receiving guests and the display of fine art.



115 Fourth Avenue, Greenwich Village

\$8,500/month

Conveniently located off Union Square Park this 1,600 sf spacious 2 bedroom 2 bath South West corner loft offer high ceilings, extraordinary light and well proportioned rooms. The building offers a full time doorman and a sunny roof deck for residents.



161 Hudson St, Tribeca

\$20,000,000

Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



73 Washington Pl, Greenwich Village

\$10,995,000

Magnificent landmarked 22-foot wide Greek Revival-style townhouse. Delivered vacant with a full set of Landmarks-approved architectural and design plans by award-winning architects Suk Design Group. Virtually Staged.



545 West 20Th St, Chelsea

\$6,950,000

Perched atop this historically significant loft building, in the heart of West Chelsea, nestled amongst the world's leading art galleries, this spectacular newly constructed penthouse duplex reveals itself gradually once the private, key-locked elevator door opens.



397 West 12Th St, West Village - Off Market

PRICE UPON REQUEST

Rarely does a property of this scale and caliber become available in the West Village. With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in four directions.



225 Fifth Avenue, Flatiron

\$6,250,000

Never before has this Madison Square Park apartment with over 37 feet of frontage facing south and west directly facing the park been available for sale. This sophisticated home with its unique decorative metal window balustrades has been meticulously renovated and designed in a classic, contemporary style.



72 Mercer St, Soho

\$13,950,000

This prime penthouse with private roof deck is perfectly positioned on a tranquil stretch of Mercer Street, the most desirable of all cobbled streets, in a newly built loft-style boutique condominium with a 24-hour doorman.



Duplex Penthouse With Private Roof Deck

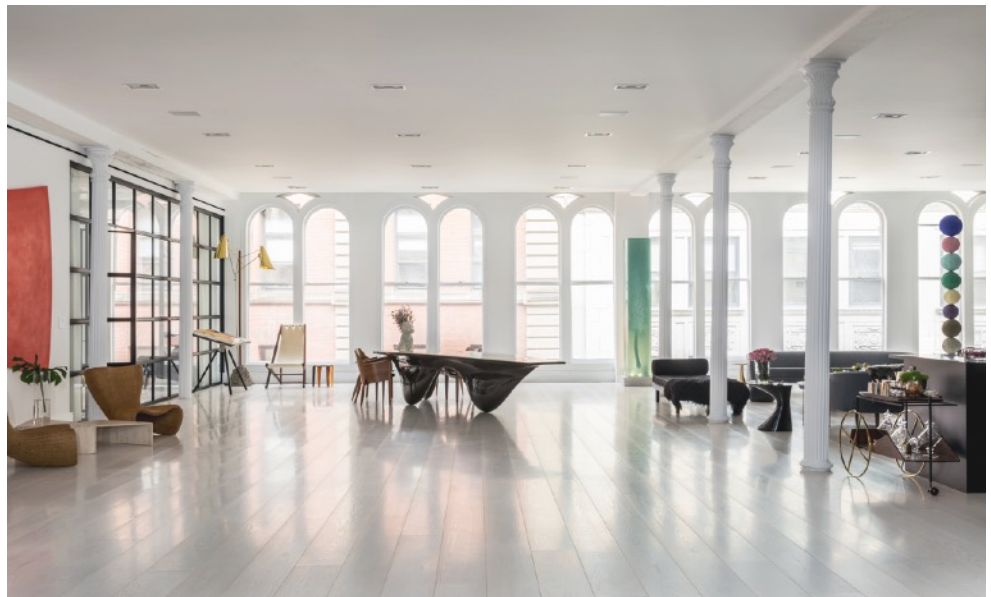
126 WEST 22nd STREET
CHELSEA / FLATIRON
\$6,500,000

Impressive 50ft wide south-facing Chelsea/Flatiron Duplex penthouse loft, resplendent with a large private roof terrace. This adjoining loft space could also be used as a sleeping loft or a third bedroom. With over 2,964sf of living space with a 925sf private terrace, this home has been superbly designed and painstakingly detailed on the very highest levels to allow for gracious living and entertaining.

Meticulously Renovated Collector-Quality Loft

137 DUANE STREET
TRIBECA
\$10,000,000

Is there any greater New York luxury than space? This expansive 5,800sf loft with 75 feet of frontage has recently completed a no-expense-spared renovation to the most exacting standards. Located on a prime Tribeca block, this majestic home is of a scale and caliber that sets an entirely new standard for loft living. Nothing beats that experience of opening the door to paradise after emerging from the alluring urban streets of Tribeca.



444 West 19Th Street

\$3,500,000 - Penthouse with parking included

A sleek, light-bathed West Chelsea Penthouse with superb private terraces and parking is tough to find: This exquisitely appointed 1,544 square foot urban oasis boasts a massive roof deck along with four additional balconies totaling 1,169 square feet of private outdoor space.



72 Mercer Street

\$4,500,000

The highest floor non-penthouse apartment facing West over prime Soho between Spring and Broome Streets, this loft-like two bedroom, two and a half bath full floor condominium home in a 24 hour doorman condominium building features 11ft+ ceilings, and superb Western light.



100 East 53rd Street Midtown

NEW DEVELOPMENT
DESIGNED BY SIR NORMAN FOSTER
STUDIO LOFTS STARTING AROUND
\$2.25 MILLION
\$65 MILLION PENTHOUSE
JOSEPH DIRAND DESIGNED JOEL ROBUCHON
RESTAURANTS + POOL
SECOND QUARTER 2018 DELIVERY
[WWW.100E53.COM](http://www.100E53.COM)



152 Elizabeth Street Nolita

NEW DEVELOPMENT
DESIGNED BY TADAO ANDO
WWW.152ELIZABETHST.COM
**MODEL APARTMENT VIEWABLE BY
APPOINTMENT - SUMMER OCCUPANCY**



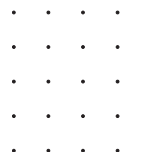
347 Bowery Noho/Soho/East Village

NEW DEVELOPMENT
3-BEDROOM, 3.5-BATHROOM DUPLEXES
PRICING STARTS AT \$7,500,000
IMMEDIATE DELIVERY.
WWW.347BOWERY.COM



54 Macdougall Street Soho

NEW DEVELOPMENT
PRICING STARTS AROUND \$3 MILLION
4 UNIT CONDO
WINTER 2018



Mini Luxe

VOLUME BACK, PRICING STABLE

SMALLER LUXURY
PROPERTIES BETWEEN
\$1M AND 2M

100 properties signed and closed
Average Price: \$1,509m \$1,478/SF
Average Size: 1,039SF

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

Our analysis: Sales volume bounces back from weak January. Supply at this price remains weak. Interest rates up and impact this arena.

Midi Luxe

VOLUME AND PRICING DIP

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

66 properties signed and/or closed
Average Price: \$2,760m \$1,722/SF
Average Size: 1,638SF

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

Our analysis: Activity scales back further from January. A good 2-bedroom under \$3m is tough to find.

Ultra Luxe

VOLUME SOARS, PRICING UP

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

21 properties signed and/or closed
Average Price: \$4,424m \$2,018/SF
Average Size: 2,189sf

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

Our analysis: Pricing rises back above \$2,000/sf with solid activity.

Mega Luxe

VOLUME EVEN, PRICING RISES BACK ABOVE \$3,000/SF

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

29 properties signed and/or closed
Average Price: \$9,544m \$3,025/SF
Average Size: 3,167sf

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

Our analysis: Signed Contract Volume and closed sales remain stable and pricing rises back above \$3,000/sf.

House Luxe

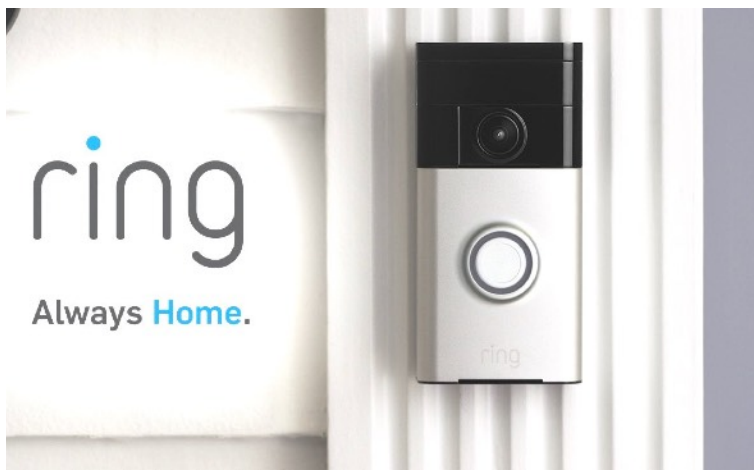
THE TOWNHOUSE MARKET IS BACK!

LARGER, SINGLE
FAMILY TOWNHOUSES

6 properties signed and/or closed
Average Price: \$9,064m
Average Width: 21 feet

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

Our analysis: After a painful slumber, the townhouse market is showing solid signs of life. We just closed on a newly built townhouse at 20 Sullivan for \$13m, a record for the area not known for townhouses.



Compass
90 Fifth Avenue
New York, NY 10011

Is AMAZON coming further into your home? It appears so as they just bought out RING, the maker of a wave of smart home security and remote access devices.
www.ring.com

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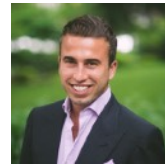
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