



Rare Opportunity On Bond Street To Combine Two Units For Almost 100 Feet Of South Facing Frontage
40 Bond St, 5AB

Is The #1 Buyer Hesitation Issue Ending?

Buyers have shown a tremendous level of restraint recently - many in a 'wait and see' mode - driven mostly by the fear that rising interest rates will slowly exert continued downward pressure on real estate pricing: who after all wants to buy now thinking they can buy for less later? This fear may be ending as the Federal Reserve has indicated a policy of curtailing further rate hikes, and if any were to take place there would be few, small hikes. It remains to be seen whether this happens. Here are some reasons to support why the Fed would put the brakes on rate hikes:

1. The volume of debt in all arenas, private and public, is somewhat excessive. Raising rates on all this debt could prove terribly damaging.
2. The rate hikes already have proven the negative cooling impact they have on the economy and housing. Some might argue they were perfectly timed and the markets have 'auto-corrected' preventing an implosion of sorts.
3. Asset valuations were ballooning: they - and inflation - have scaled back. January was a very weak opening to a new year in the luxury markets, with a somewhat dismal number of contracts signed. Government shutdowns, freezing weather, trade wars and pending Mueller reports just don't fuel consumer confidence. Spring is on the horizon, and so too is an improved market based on the buyer build-up we are witnessing.



John Pawson Designed 2 Bedroom Home
40 Bond Street, 5B



Townhouse-scaled Apartment in Prime West Village

**397 West 12th Street
West Village
Price Upon Request**

Rarely does a property of this scale and caliber become available in the West Village in a prime location and condominium building with a 24-hour doorman. With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in four directions and almost 60 feet of frontage onto 12th Street simply has it all. Designed by acclaimed interior architect Deborah Berke with exterior architecture by Cary Tamarkin, this carefully considered home is both aesthetically exquisite and practical.



Elegant & Dramatic SoHo Penthouse

**54 MacDougal Street
SoHo - Village - Hudson Square
\$9,950,000**

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.



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.



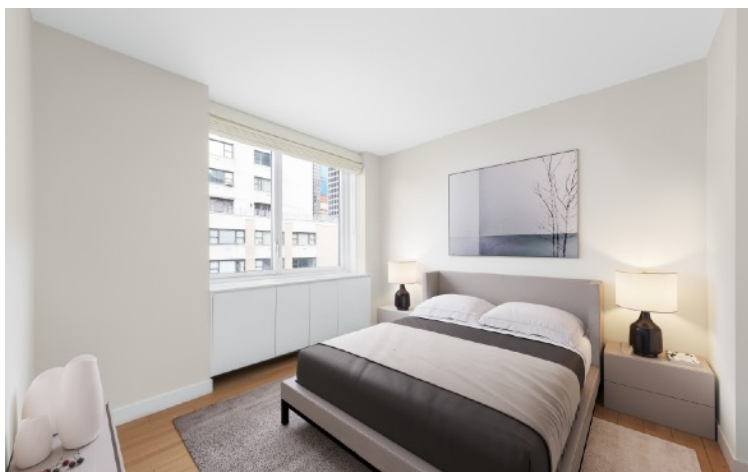
1281 Madison Avenue, Carnegie Hill
COMING SOON - \$1.25 million

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 - Just Listed!
\$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!



196 Orchard Street, Lower East Side
\$9,500 per month

Be the first to live at 196 Orchard Street! This is the best high-floor split two-bedroom, two-bathroom apartment with tall ceilings crafted by Incorporated Architecture & Design, boldly designed yet perfectly polished. Rendering.

For more information or to schedule an appointment please call 646.780.7594



54 Macdougall Street, Soho
\$4,150,000

Upon entering the main level of this "Maisonette", one is immediately struck by an open, light infused solarium overlooking the ~900sf private landscaped yard.



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 - Tribeca - Condo



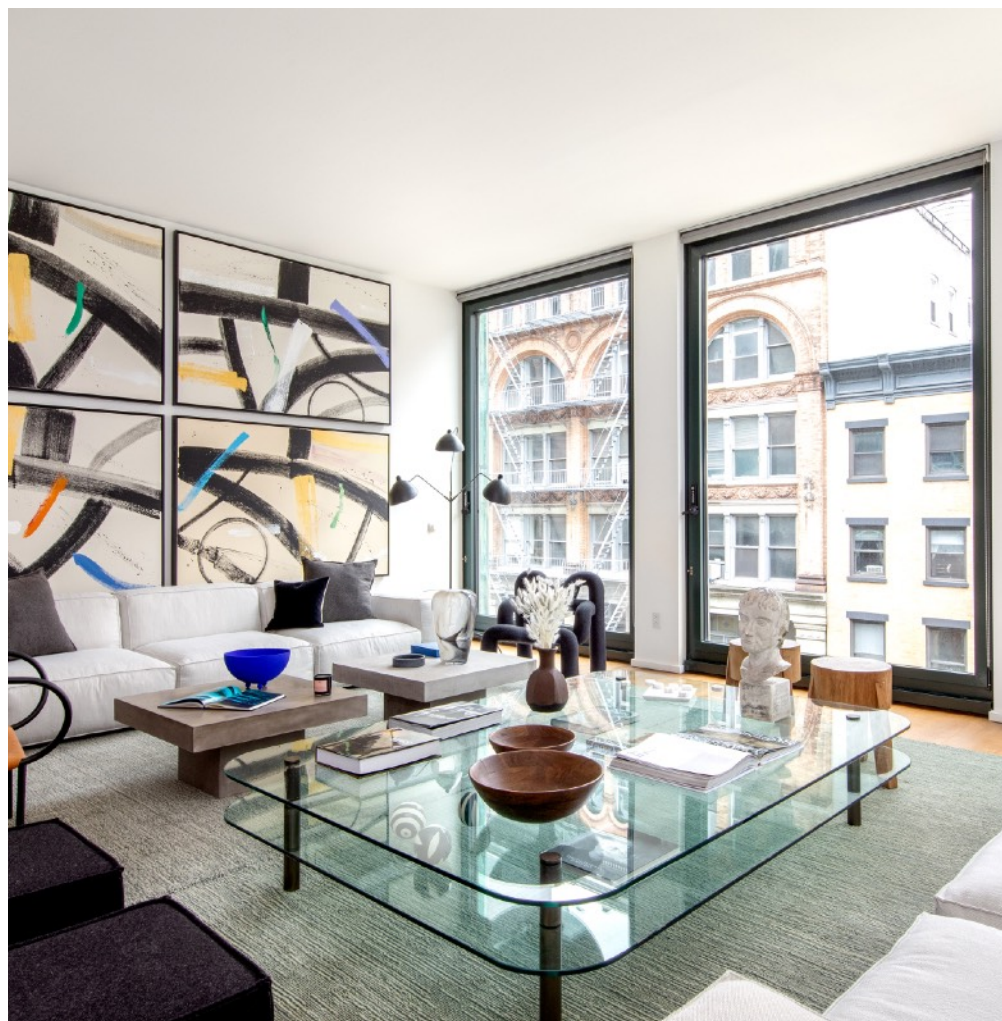
161 Hudson Street
TriBeCa
\$16,000,000

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.



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.



Designed by Pritzker Prize-winning architects Herzog & de Meuron- 40 Bond 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.



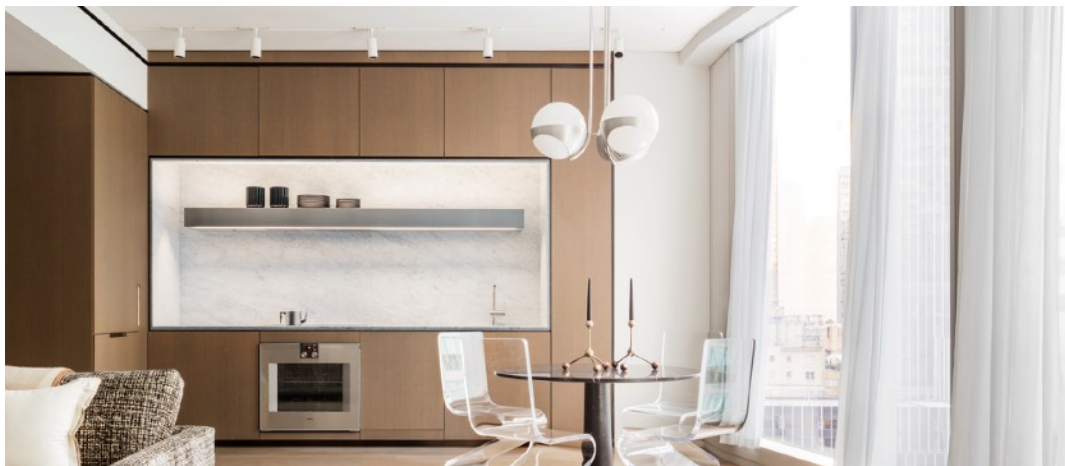
130 West 12Th Street, West Village
Price Upon Request

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.



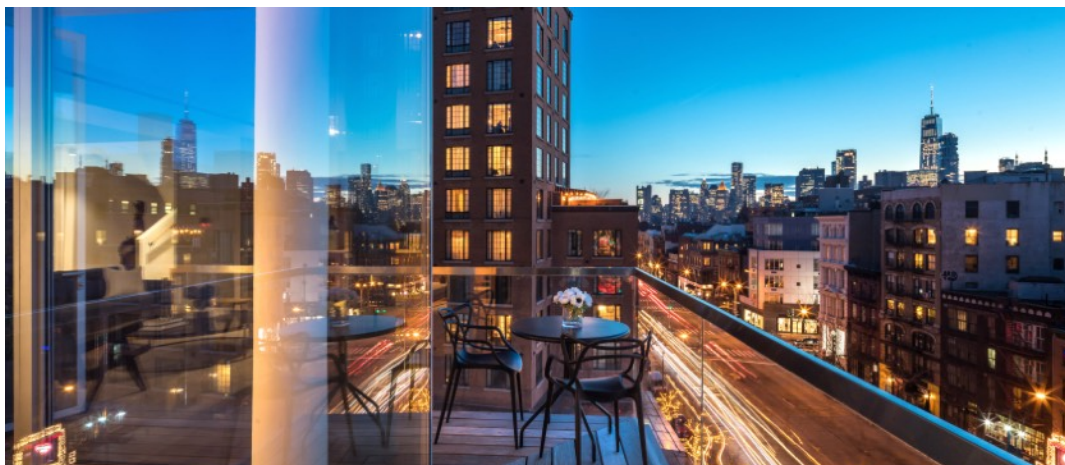
100 East 53Rd Street Midtown

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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 designs seen in this neighborhood.

Mini-Luxe

Volume **DOWN** NOTABLY, Pricing **STABLE**

Smaller luxury properties between \$1m and 2m

71 properties signed and closed
Average Price: \$1,450m \$1,512/SF
Average Size: 958sf

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

Our analysis: Weak sales volume although pricing was stable this month with limited inventory.

Midi-Luxe

Volume **DOWN** NOTABLY, Pricing dips a bit more, stabilizing

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

55 properties signed and closed
Average Price: \$2,820 \$1,633/SF
Average Size: 1,739sf

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

Our analysis: Volume was weak, although seasonal, but pricing eased further.

Ultra-Luxe

Volume recovers nicely, Pricing recovers

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

11 properties signed and closed
Average Price: \$4,415 \$2,033/sf
Average Size: 2,191sf

UP from last month.
BACK TO NORMAL compared to previous month.
DOWN from previous report.

Our analysis: Pricing recovers to normal, volume rises.

Mega-Luxe

Strong volume although down, pricing rises above \$3,000/sf.

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

28 properties signed and closed
Average Price: \$10,582m \$3,117/SF
Average Size: 3,402

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

Our analysis: Pricing rises above \$3,000/sf, fueled by 90 Morton signing. Signed contract volume weak.

House Luxe

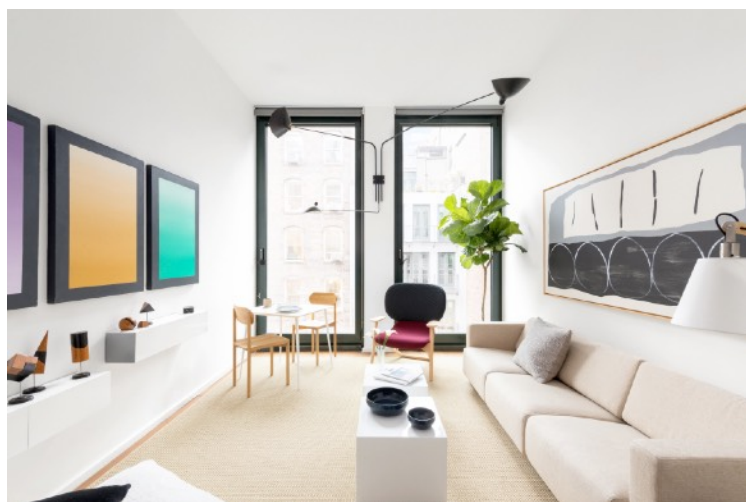
Townhouse sales stable, solid.

Larger, single family townhouses

5 properties signed and closed
Average Price: \$9,110m
Average Width: 20 feet

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

Our analysis: Houses continue to sell again, this month two are signed above \$10m.





Compass
111 5th Avenue
New York, NY 10003

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Coming Soon....

Look out for the brand new Jean Georges Market coming to the South Street Seaport, designed by Roman and William.....just a few moments from City Hall Park.

Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. Achieving sales win excess of \$3.5 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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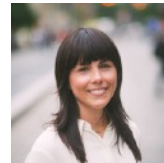
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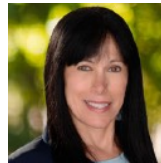
HERVE



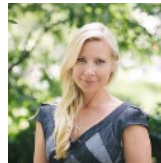
AMY



CALLI



LOIS



AIMEE



MANNY



HAROLD



BRETT



MICHAEL



PETER



NEIL