



## The Ninety (94%) Percent

We love the luxury markets, but our snobbiness may have masked - no pun intended - the reality of the New York real estate markets. The vast majority of sales transactions are NOT one-percenter, five- or ten-million-plus-dollar sales. In fact, of August's 1,300-plus Manhattan and Brooklyn signed contracts (not a shabby number might I add!) 94% were priced under \$3 million.....this group of buyers that would be considered rich anywhere else are currently driving the markets and a big chunk are younger first-time buyers and pied-a-terre buyers who have been freed from their empty-nester mansions that for the past three years stagnated as the ravages of the SALT tax deduction limit took its toll on suburban markets. That market now has a new audience, allowing many who left for the suburbs to return to the city, some fully or partially.

Another group of buyers that is active and potent are those seeking LARGE homes, both townhouses and apartments. Some are buying apartments next door to expand or build home offices. Because physical showings only resumed in June, price and contract negotiations are super-slow, so expect the data to emerge on these sales over the next few weeks and months.

The combination of low interest rates, more choice, pent-up demand, committed New Yorkers, rapid-covid-testing in production, Vaccines on the horizon, and clear signals of a city coming back to life - not to mention a certainty of inflations - are fueling renewed interest.





## Enormous Duplex Penthouse Multiple Terraces

161 Hudson St, Tribeca  
\$13,950,000

Located in the heart of Tribeca this exquisite 6,000+ sf Monique Gibson-designed, 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. Scaled akin to a large suburban home, with all the conveniences of City living.

DID YOU  
KNOW?

New York's murder rate is  
30% below the national  
average. New York's  
crime rate is down 90%  
off its peak.



## 53 Downing Street West Village

\$18,500,000

Nestled on a discreet, quiet, treed block where the West Village meets Soho and Hudson Square, 53 Downing Street is large, 20'-3 1/4" wide, recently completed, gut renovated single-family townhouse with a garage and multiple outdoor living spaces. The Landmarked Italianate house was originally built in 1857 and has undergone a complete redesign by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen. Every imaginable detail has been considered in the renovation of this mansion-scaled home renovation, including brand new individually zoned mechanical systems for year-round flexibility along with radiant floors in all bathrooms as well as a fully integrated Crestron AV system with ceiling speakers and connectivity for TV, Internet, and Security.



**591 3rd Avenue, Murray Hill**  
**\$2,250,000**

The newly constructed Lindley condominium is an exciting addition to Midtown's sought after Murray Hill neighborhood. With only 74 unique luxury homes, this boutique full-service building offers intimacy within the heart of Manhattan with a 24 hour doorman and onsite resident manager.



**261 West 25Th St, Chelsea**  
**NEWLY PRICED! \$12,500/month**

Perched high above Central Chelsea on the South-West corner of this remarkable, brand new, full-service building, this spacious home is bathed in light all day long with large expanses of casement-style windows facing North, South, and West.



**315 East 18Th St - Townhouse - Gramercy**  
**\$11,000,000**

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.



**160 Wooster St, Soho**  
**NEWLY PRICED! \$10,995/month**

Located at the intersection of SOHO - just south of Greenwich Village - in a classic, full-service boutique-scaled condominium, this 2-bedroom/ 2-bathroom home is bathed in Northern light all day long through over-sized windows and soaring 10' 6" ceilings.



**77 Bleecker Street - Greenwich Village**  
**NEWLY PRICED! \$750,000**

Quiet and pristine one-bedroom apartment perfectly perched in a full-service pre-war co-op in Greenwich Village, moments from Soho and Noho. This bright and cheerful home has been meticulously maintained and updated with custom window treatments, and Elfa closets.



**53 N. Moore St**  
**\$6,750,000**

These two large apartments – just shy of 4,000sf together – have already been partially combined on the most desirable cobblestone block of Central Tribeca with windows facing East, North and West.



## Duplex Penthouse with Four Set Back Terraces

**141 East 88Th Street. Upper East Side**

**NEWLY PRICED! \$9,200,000**

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. This mint, meticulously detailed contemporary classic Carnegie Hill duplex is infused with light all day long through an abundance of large windows that captivate wide-open views over the most convenient and desirable neighborhood on the Upper East Side.

DID YOU KNOW?  
Americans spend at  
least 90% of their day  
indoors.



## 260 West Broadway, Tribeca

**\$6,700,000**

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.



## 152 Elizabeth Street, Nolita

**\$5,985,000**

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. Residence 2E features two bedrooms, two bathrooms, and one powder room. With gracious proportions at 2,015 square feet, the interiors evoke a thoughtful sense of craft and refinement never found in new development.

For more information or to schedule an appointment please call 646.780.7594

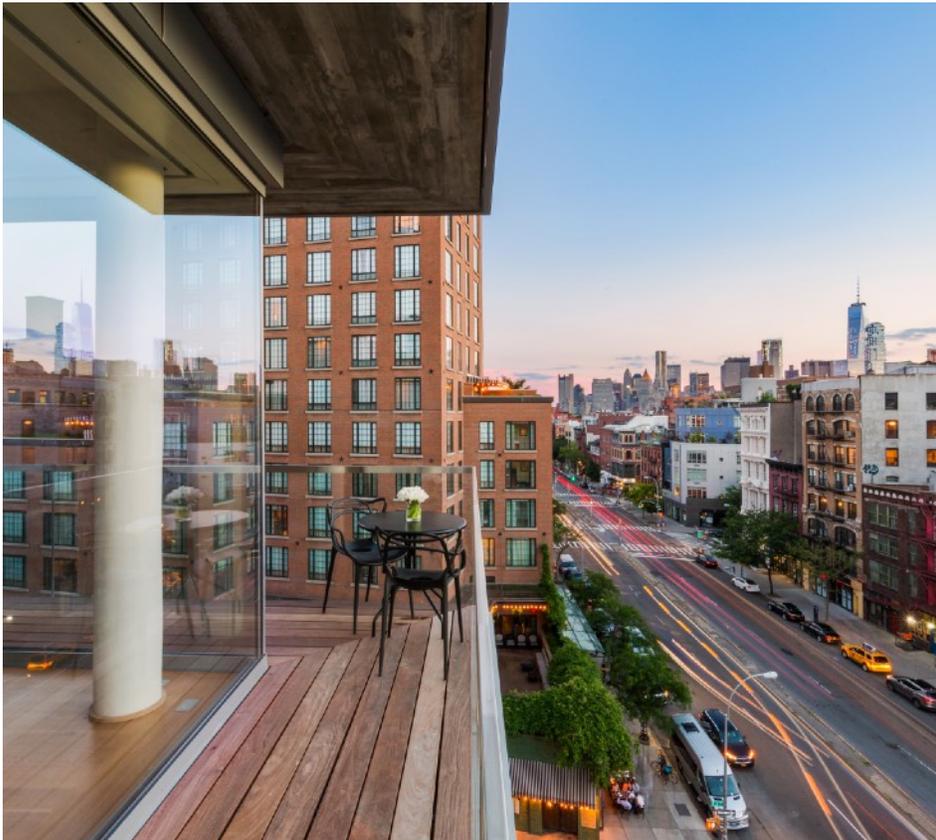


## Published Penthouse with Private Heated Pool

456 West 19Th Street

**\$12,500,000**

A top-floor fully renovated penthouse with almost 3,000sf of interior plus approximately 2,000sf exterior living space that combines both City and Country living in one. This pristine, published penthouse in the heart of the West Chelsea Gallery District has been extraordinarily renovated and re-imagined as the ultimate glamorous showstopper, an elegant sanctuary of sophistication wrapped in brick and true divided-light steel windows that offer superb light and panoramic views over West Chelsea, Hudson Yards and Midtown Manhattan. Also available for rent at \$40,000 / Month



## 347 Bowery NoHo/East Village

**\$7,000,000**

347 BOWERY is located on a south-west, light-infused corner at the crossroads of NoHo and the East Village, across from the Bowery Hotel at the culmination of Great Jones Street. Comprised of a series of 5 stacked town-homes composed of 4 duplexes and one triplex penthouse with surprisingly impressive views both architecture and interiors are by world-acclaimed architect Annabelle Selldorf.

Immediate Occupancy.



## Prime Tribeca Loft

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**408 Greenwich St, Tribeca**  
**\$8,500,000**

This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

## Gut Renovated , Triple Mint Loft

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**6 West 20Th Street, Flatiron**  
**\$9,750,000**

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.



## Breathtaking Ad100 Designer Penthouse

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**Tribeca**

Extensively gut-renovated world-class never-lived-in prize penthouse of exceptional proportions with panoramic views in multiple directions. Please enquire for more details.



### Coming Soon: 33 Park Row - City Hall Park

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range in size from 1- to 4—bedrooms and penthouses. 2020 Occupancy.



### 59 John Street, Financial District NEW PRICE: \$2,795,000

World-renowned architect, Thomas Juul-Hansen (of One57 fame), has expertly curated every aspect of this home's design offering high-end fixtures, finishes, and custom Thomas Juul-Hansen designed furniture throughout.



### 40 East 67th St, Upper East Side \$12,995,000

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. This elegant home is notable for its consistent ceiling heights, classically proportioned, well-scaled rooms and highly desirable location surrounded by mansions and high-end 24-hour doorman buildings.

**DID YOU KNOW?**  
 The violent crime rate in New York City is lower than Houston, Miami, West Palm Beach, Anchorage, Cleveland, Little Rock, Buffalo and over 50 other larger US cities.

**Compass**  
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