



No. 33 Park Row

## 3 Months In A Row Of **STRONG** Activity = A Trend!

A single sale does not indicate much. Some have said a single sale in a building re-sets an entire building: that's ridiculous! A few days of strong activity is wonderful. A few weeks is even better. But when you have three months in a row of consistent, super-strong signed contract activity - as has been the case over the first quarter of 2021 in the New York City markets - you have an undeniable trend.

- \* While signed contract activity during the second half of 2020 was pretty solid - all things considered - throughout New York City below \$3 million, the activity on higher price points has improved notably.
- \* Signed contract volume of properties priced above \$5 million, a small but important percentage of the Manhattan markets, increased by over 150% in March compared to January, which was a strong month considering we were in the midst of a COVID surge and the middle of a cold, snowy winter.
- \* If the current rate of absorption continues and Albany does not muck things up with any market-stifling new laws - especially considering the massive Federal State aid as part of the recent stimulus - New York City could experience what the rest of our national markets are experiencing.....inventory shortages.
- \* Some areas of the market are experiencing shortages in certain classifications already....



**30 Park Place, Tribeca, The Four Seasons Residences**

**\$39,500,000**

Impressive windows facing north frame breathtaking open panoramic views of Manhattan all day long from every room in this trophy penthouse designed by Architectural Digest 100 interior designer Monique Gibson, certainly one of the most exceptional real estate moments in all of Manhattan. While the finish-out of this home is of a standard rarely found anywhere after an extensive multi-year gut renovation, it is the bones - the things you cannot replicate anywhere - that are of collector value.



**New! 650 Park Avenue, Upper East Side**

**\$2,750,000**

Perfectly perched on a high floor, light-filled North-Easterly corner in this white-glove Park Avenue cooperative overlooking The Armory and Park Avenue, this move-in ready, renovated two-bedroom plus study or guest bedroom, two-and-a-half bathroom residence has impressive open views and delivers an elevated quality of life.



**NEW! 169 Congress Street, Cobble Hill**

**\$25,000/month**

Few homes combine the width, exposures, light, and scale of this remarkable prize townhouse. 169 Congress Street is a regal 5-story, 25-foot wide brownstone facing directly towards Brooklyn's Cobble Hill Park. A recently completed, never-lived-in renovation makes this 7,200sf home a rare find indeed.



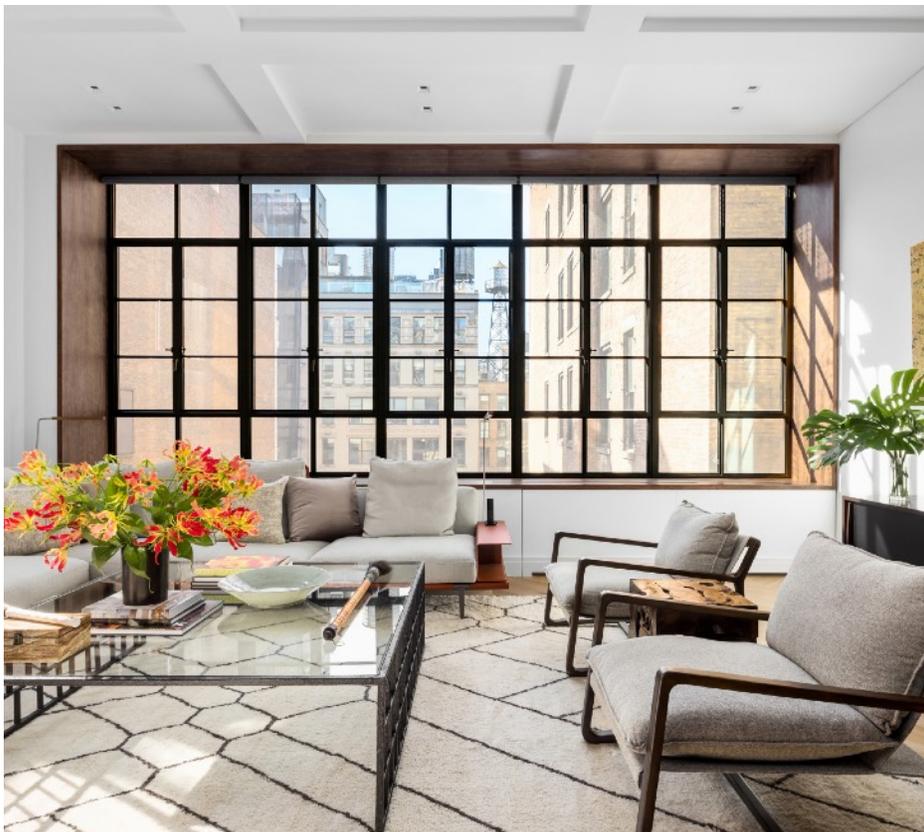
**31 Harrison Street, Tribeca**  
**\$6,000,000**

Perfectly perched on one of the city's most charming historic townhouse rows this landmark house is a jewel of Tribeca. One block from Hudson River Park, a few streets from Whole Foods, close to stops for many of the city's subway lines, a short walk to the new Disney and Google headquarters at Hudson Square. This rare property, its interior designed by Steven Harris, is in move-in condition.



**832 Broadway, Greenwich Village - Union Square**  
**\$6,000,000**

Highly appealing low monthly carrying costs entice you to this grandly scaled - over 4,000sf - immaculately maintained pre-war loft conveniently located moments from Union Square in Greenwich Village. This is the first time this home is being sold in over 3 decades in this imposing landmark 1896 co-op with condominium-style house rules. Bring your architect!



**6 West 20th Street**  
**Triple Mint Loft**

**\$9,000,000**  
**Flatiron**

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.

**DID YOU  
KNOW?**

If Manhattan contract signed volume continues at the current weekly pace, it's possible that around 15,000 units could trade in 2021.



**141 East 88Th Street. Upper East Side - Penthouse**  
**NEW PRICE! \$8,9million**

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.

**Coming Spring 2021: No.33 Park Row**



**City Hall Park - Where Tribeca, The South Street Seaport And Fidi Intersect**

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 from 1- to 4—bedrooms and penthouses. Early 2021 Occupancy.



**New! 160 East 22Nd Street, Gramercy**  
**\$2,500,000**

Located in arguably one of the most desirable parts of Downtown Manhattan on the charming tree-lined streets of Gramercy, about 450ft from Gramercy Park, this mint 2-bedroom 2-bathroom home over 1,200 square feet in size, boasts northern and southern exposures and nearly 10ft-high ceilings, this home is bathed in light all day.



**252 Seventh Ave, Chelsea - 3-bedroom Beauty!**  
**\$5,000,000**

This light-filled, grandly scaled loft apartment with low monthly carrying costs and 14 over-sized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with a full suite of amenities.

For more information or to schedule an appointment please call 646.780.7594



## 347 Bowery NoHo/E. Village 3-bedroom 2 Wrap Balconies. New!

This 3-bedroom, 2,5 bathroom duplex 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 features surprisingly impressive and humanly scaled views in three directions. Both architecture and interiors are by world-acclaimed architect Annabelle Selldorf. \$6 million Immediate Occupancy.

### DID YOU KNOW?

Swimming Pools are one of the most sought after amenity since Covid-19 began in 2020. That and outdoor space.



## Published Penthouse with Private Heated Pool West Chelsea

**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.



## Gold Cost Duplex With Views

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**40 Fifth Avenue, Greenwich Village**  
**\$15,000,000**

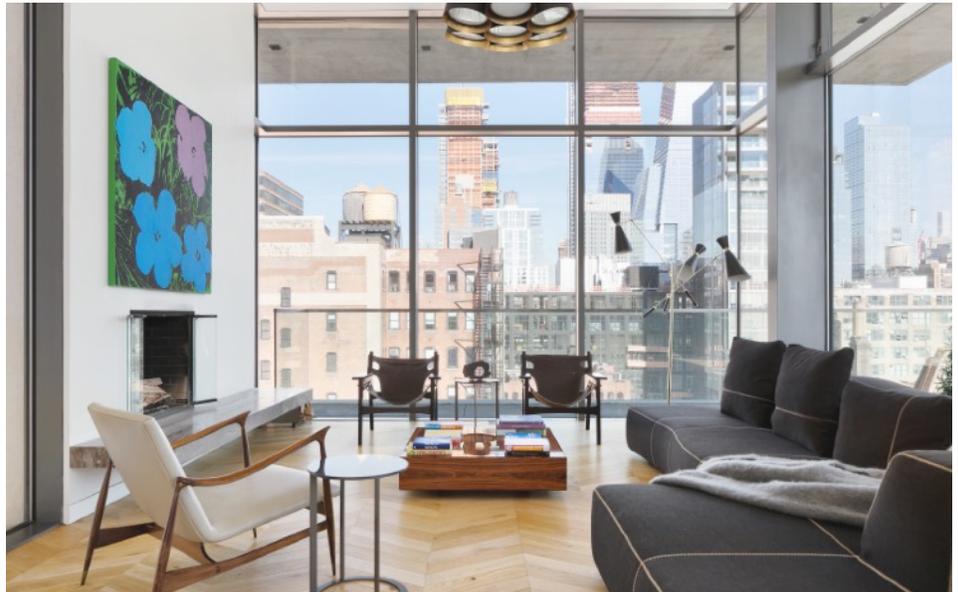
An extensive and thoughtful renovation has combined multiple units on the 14th and 15th floors to deliver a duplex home of grand scale combined with a sense of understatement and intimacy. Historic architecture with superbly proportioned rooms is seamlessly infused with every modern convenience. Three exposures - in an area known for low-lying buildings and townhouses - delivers exceptional protected light and views all day long

## Steven Harrison Designed Penthouse With Large Private Terrace

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**560 West 24th Street**  
**\$9,415,000**

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex with 1,428sf private outdoor space has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood bracketed by 200 Eleventh Avenue and The Getty. Perched atop FIVE SIXTY West 24th Street, this recently completed Steven Harris designed limestone-clad landmark combines impressive grandeur with elegant restraint.



## Metropolitan Museum Of Art Views

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**995. Fifth Avenue, Upper East Side**  
**\$10,000,000**

The Stanhope: a rare 4-bedroom pre-war fully renovated (in 2015), mint, move-in Cond-op (Co-op with condominium rules) designed in 1926 by Rosario Candela - the renowned architect responsible for many of New York's most prestigious buildings. Fully renovated in 2008, this landmark building is positioned directly across from the Metropolitan Museum of Art and Central Park, enjoying views over both.

For more information or to schedule an appointment please call 646.780.7594



## 53 Downing Street West Village/Hudson Square

**\$17,500,000**

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.

**COMPASS**

## DID YOU KNOW?

US home prices are rising at the fastest pace in 15 years. Low interest rates and low inventory are fueling this.



204 West 21st Street, Chelsea - Townhouse  
**\$8,000,000**



53 N. Moore St, Tribeca - Large 4-Bed Condo  
**\$6,000,000**



252 Seventh Avenue, Chelsea - High Floor Mint  
**\$3,000,000**

Compass  
111 5th Avenue  
New York, NY 10003

## DID YOU KNOW?

The replacement cost for homes is rising driven by supply chain interruptions in 2020 and higher labor and materials costs. Have you updated your insurance coverage to reflect this? Rising construction costs are also fueling home pricing and with 6%-plus GDP growth in 2021, this may be amplified.

## Team

We deliver exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester and Connecticut luxury real estate markets. With sales in excess of several billion and consistently amongst the USA's most respected Teams, our group represents developers, buyers, renters, and sellers in transactions ranging from \$400,000 to well over \$20 million. We can also connect you to the best agents around the country and the globe. Please let us know how we may be of assistance to you.

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