



27 Wooster Street

SOHO | 4 BEDS | 4.5 BATHS | 5,075 SF | \$18,950,000

Rare, mint, move-in, full-floor, exquisitely appointed single-floor condo with parking

## The Top 10 “D’s” Of Real Estate Transaction Drivers

While markets certainly experienced a SUMMER SWOON - not too out of line with most traditional Summer markets, not to mention a slow start to the Fall which also traditionally kicks in closer to October - we should never forget the key drivers of real estate activity:

1. Diapers. Yes, when people have kids they need more space. Usually urgently. And no matter what markets are or are not doing.
2. Diamonds. Marriage and coupling almost always fuel the need for a new home, not just for more space. Often one partner moving into the other's home can be .....um.....awkward.
3. Diploma's. Simply look at the volume of recent graduates moving to New York in the past 2 years. WOW! Then look at the number of students who move to New York for an education.
4. Divorce. It happens, even to the best of us! The need for one home becomes the need for TWO homes. (Maybe a 3rd for the mistress?)
5. Death. It's inevitable, none of us can avoid it.
6. Down-sizing/Diversification. Empty nesters in big homes almost always downsize inevitably, often purchasing two smaller homes. Often they relocate for family or toward better tax policy states.
7. Donations. Yup, donations in the form of wealth transfer and gifting often fuels real estate moves. We are in the midst of the greatest demographic wealth transfer in history....\$70 trillion!
8. Dynamo's. In every market and economy, new wealth is created as opportunity lurks even in the toughest markets. Wealth-creating dynamo's, vultures, lottery winners and opportunists are everywhere, always.
9. Dogs. Some people are forced to move because of new pets.
10. Drama! Some people move out of fear or other drama's that drive them to erratic decision making.

# Did You Know?

## 01

New York was 2nd to California in 2022, with \$29.2 billion invested in 2,048 startups, according to the National Venture Capital Association.

## 02

The New York City City area is adding around 33,000 new construction rental apartments, which will hopefully reduce some of the upward pressure on pricing. The volume of young career-starters moving to the city is impressive.

## 03

The largest park built in Manhattan since Central Park - The Hudson River Park - with 17 million visits a year has helped spur massive real estate development on the West Side. The Gansevoort Peninsula - a beach pier - just opened!

## 18 Prospect Park West



18 Prospect Park West

7-8 BEDS | 4.5 BATHS | 9,026 SF | \$13,995,000

### PARK SLOPE

Rarely - if ever - does a corner-located Neo-Italian Renaissance mansion-scaled limestone townhouse with three open exposures come to market, a collector-grade landmark perfectly positioned directly on Prospect Park with the most remarkable museum-quality level of intact historic millwork and detailing that retains its authenticity while delivering a living environment perfectly updated for today's lifestyle.



## MiniLUXE (properties priced \$1 million and under)

MANHATTAN	↓ 257	(Aug 437)	BROOKLYN	↓ 259	(Aug: 363)	COMBINED	35.5%↓
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## MidiLUXE (properties priced \$1-3 million)

MANHATTAN	↓ 216	(Aug: 336)	BROOKLYN	↓ 206	(Aug: 280)	COMBINED	31.4% ↓
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## CenterLUXE (properties priced \$3-5 million)

MANHATTAN	↑ 65	(Aug: 55)	BROOKLYN	↓ 17	(Aug: 20)	COMBINED	9% ↑
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## UltraLUXE (properties priced \$5-10 million)

MANHATTAN	↓ 31	(Aug: 32)	BROOKLYN	↓ 1	(Aug: 4)	COMBINED	11% ↓
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## MegaLUXE (properties priced \$10 million-plus)

MANHATTAN	↓ 9	(Aug: 13)	BROOKLYN	↑ 1	(Aug: 0)	COMBINED	23% ↓
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### Insights:

The Summer Slumber extended into September (most of which is still Summer, btw) to become a Summer Swoon. Traditionally the FALL SEASON in New York real estate starts in October. Will much higher rates, recession fears, high inflation, geopolitical concerns, etc hold back buyers? We shall see. The smart longterm buyers are capitalizing on opportunities.....

### LUXEfind

It's officially open! The Perelman Performing Arts Center has arrived in Downtown Manhattan.....and it is quite spectacular! Another important cultural addition to this vibrant neighborhood where Tribeca, The Financial District and the South Street Seaport intersect.....we call it TriDi.



# No. 33 Park Row



TRIBECA / SOUTH STREET SEAPORT / FINANCIAL DISTRICT

[no33parkrow.com](http://no33parkrow.com)

Starting at \$1,825,000. (NEW: 5-bed Penthouse showcased here: \$19.5 million)  
1-3 bedroom and PENTHOUSE Park front condo homes by Richard Rogers | RSHP  
Gym | Doorman | Roof terrace | Theater | Outdoor Yoga Loggia Terrace | Lounge  
with kitchen | Hobbies Room. TRI-DI IMMEDIATE OCCUPANCY. BRAND NEW.

# 500 West 22nd Street



PARK HOUSE CHELSEA - WEST CHELSEA

[parkhousechelsea.com](http://parkhousechelsea.com)

Starting at \$2,500,000  
1-3 bedroom Park front homes + a penthouse designed by Selldorf Architects  
IMMEDIATE OCCUPANCY. BRAND NEW.



## Park/River-front Brooklyn Heights Penthouse with Panoramic 360 degree Views

The combination of the 2 best units in this 1928 industrial building, results in a luxurious 2 bedroom and double-library - easily 4 Bedroom - gorgeous 3,442 sf home with a 1,900sf terrace that wraps the entire apartment. A two-year renovation was required to convert raw loft space into the most exciting and detail-oriented interiors imaginable.

360 Furman Street

2-4 BED | 3.5 BATH | 3,442 SF | \$6,500,000



## Turnkey Chelsea Townhouse

Conveniently located on a tree-lined Central Chelsea block between the Flatiron District and West Chelsea, 204 W 21st Street is a meticulous, recently gut-renovated 22 1/2-foot wide, sun-filled 4-story single-family townhouse comprising gracious interior living spaces (with an additional 750sf of storage space in the basement) and over 690 square feet of exterior living space including a magnificent south-facing courtyard garden plus an elevated terrace.

204 West 21st Street

4 BED | 5.5 BATH | 3,365 SF | \$8,750,000



## Triple Mint Home with Private Parking

This perfectly scaled four-bedroom, four-and-one-half-bathroom plus study custom-crafted apartment with a south-facing balcony is perched on a private high floor of an impeccable SoHo Modern Classic Condominium designed by esteemed architects, Kohn Pederson Fox Associates, discreetly located convenient to all things wonderful about SoHo as well as Tribeca to the South and Hudson Square - or Google-Disney-Land - to the West.

4 Bed | 4.5 Bath | 5,075SF | \$18,950,000



1025 Fifth Avenue, Upper East Side

3 BEDS | 3 BATHS | \$4,500,000

Move in ready home with a lovely planted terrace.



4 East 77th Street, Upper East Side

6 BEDS | 7+ BATHS | \$25,000,000

Neo-Renaissance mansion with important art provenance.



875 West End Ave, Upper West Side

3 BEDS | 3 BATHS | \$3,000,000

Renovated home in a prestigious Pre-War Building designed by Rosario Candela



108 East 82nd St, Upper East Side

3 BEDS | 2 BATHS | \$2,250,000 - NEW PRICE!

NEW PRICE- Charming high-floor pre-war home



505 West 19th St, West Chelsea

5 BEDS | 4.5 BATHS | 5,622SF \$20,000,000

This grandly scaled single-floor private-floor penthouse with two terraces in the heart of West Chelsea soars above the Highline Park.



832 Broadway, Central Village

4,100 SF | \$3,850,000 | NEW PRICE

Bring Your Architect, Opportunity Abounds! 12ft ceilings!



NEW! 505 West 19th Street, West Chelsea

2 BED | 3 BATH | \$5,750,000 / \$19,250/MONTH

Light-bathed, MINT South West Corner Home, Condo, 24h DM



## Duplex Penthouse with Multiple Terraces and a Private Roof Deck

No attention to design and detail was spared in constructing this exceptional home atop this 1857 Landmark cast iron structure which has undergone a complete renovation and restoration conversion to seven immaculate residences, all spoken for, but for the proverbial crown jewel.

53 White Street, Penthouse

6 BED | 5+ BATH | \$50,000/M



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



ROBERT



MANNY



NEIL



AREN



LEILA



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