



114 West 27th Street, 6S

CHELSEA | 2 BEDS | 2 BATHS | 1,750 SF. | \$1,749,000

Authentic NOMAD/CHELSEA Loft, Priced Under \$1,000/SF (image virtually staged)



## The AH-HAH Market Of 2025 Arrives

Now that 2025 has arrived, the world seems more clearly aware of the following:

1. Mortgage rates are probably going to stay around 6%. This is the new normal and its more normal than 2-3% which was abnormal and designed to avert a fiscal disaster. While some still see this as bad, in reality, higher rates usually indicate a strong, growing economy with solid employment and growing wages.
2. While some decried the end of New York City and other parts, most realize this was not reality. There is nothing quite like NYC anywhere on earth, and certainly nowhere else in the US. It remains a primary capital of the world. It's back!
3. Many assets seem elevated, including home prices, yet New York City did not experience the massive pricing surges that other parts of the US saw. Those areas, combined with higher costs of everything don't look that cheap anymore. Several are more expensive now than NYC.
4. Everyone actually agrees on something: stimulus fuels inflation. Covid-era stimulus was big, but pales next to the \$100 TRILLION Generational Wealth Redistribution Stimulus that's in full swing already...With much lower/no estate taxes, most of this is entering markets, especially wealthier real estate markets.
5. The desire - and willingness to pay a premium - for brand new homes keeps growing. Homes requiring renovation may represent the biggest opportunities of 2025.
6. Individualism may be the next big non-trend -design-trend. Home interiors as seasonally trendy fashion is beyond the reach of most.
7. Expect a shift politically in New York City in 2025 as most realize (hopefully!) that practical is better than ideological and impractical.....and....
8. ...Wishing you a very happy, healthy 2025! LS

# Monthly Market Insights

NOVEMBER 2024 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	↓ 362		↓ 306	COMBINED	-21%
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## MidiLUXE *(properties priced \$1-3 million)*

MANHATTAN	↓ 347	BROOKLYN	↓ 291	COMBINED	-22%
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## CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	↑ 109	BROOKLYN	↓ 28	COMBINED	+3.7%
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## UltraLUXE *(properties priced \$5-10 million)*

MANHATTAN	↓ 59	BROOKLYN	↑ 13	COMBINED	-26%
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## MegaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	↑ 32	BROOKLYN	↑ 2	COMBINED	+9.6%
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### Insights:

A seasonal slowdown is always expected in December. BUT....total signed contract volume in December was up over 17% compared to December 2023. The LIFE GOES ON market has arrived.

### LUXEfind

COMING THIS SPRING 2025! The San Vicente Bungalows arrives in the West Village on Jane Street adding another in the mix of many private clubs that offer the exclusive ability to see the same people again and again....for a fee.





**33 Park Row, Penthouse 3**

5 BEDS | 5+ BATHS | 5,403SF \$19,500,000

The impressive interiors feature dramatic 21-foot-high ceilings and wall-to-wall, floor-to-ceiling windows boasting unobstructed, forever-preserved views over City Hall Park and Tribeca, surrounded by some of Manhattan's most iconic architectural masterpieces.



**114 West 27th Street**

2 BED | 2 BATH | \$1,749,000

Authentic NOMAD Loft

Virtually Staged

# Did You Know?

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## 01

Death holds some of the biggest tax breaks of all....but....

## 02

Will the SALT tax deduction limit be raised in 2025? Promises made vs. promises kept....?

## 03

One Madison is getting a new Daniel Boulud steakhouse....La Tete D'Or



33 Park Row, 10A - TriDi

3 BEDS | 3.5 BATHS | 2,332SF  
\$4,995,000

Residence 10A features three bedrooms, three-and-a-half bathrooms, and gracious proportions of 2,332 SqFt, and a private elevator vestibule. The interiors feature stunning 11-foot-high ceilings and wall-to-wall, floor-to-ceiling windows overlooking City Hall Park. It is a remarkable and delightful pairing directly from the minds of Rogers Stirk Harbour + Partners. Living and entertaining spaces in N°33 Park Row's residences highlight unobstructed, forever-preserved views over City Hall Park, along with the uniquely beautiful qualities of northern light.



166 West 18th Street, PHB

3 BEDS | 3.5 BATHS | \$8,000,000

This immaculately maintained pristine 3 bedroom, 3 bathroom, 1 powder room penthouse is perfectly proportioned, including two private terraces. Upon entry off the semi-private landing, you are immediately drawn to the living room with its three walls of 20ft+ floor-to-ceiling windows that embrace the breathtaking views North, East and West.



456 West 19th Street, West Chelsea

1 BEDS | 1.5 BATHS | \$2,250,000

Dramatic and Modern One Bedroom home with 18Ft ceilings



255 Hudson Street, Hudson Square

1 BEDS | 1 BATHS | \$1,295,000

Sophisticated and efficiently laid-out. Full Service Condo



## Duplex Penthouse with a private terrace and roof deck. Designed by Annabelle Selldorf.

This surprisingly quiet, corner three-bedroom, three-and-a-half bathroom duplex boasts perfect proportioning with 3,005sf interior living space with exposures towards the Highline Park as well as light-filled Western and northern exposures. The residence features oversized in-swing aluminum casement windows overlooking West 22nd Street..

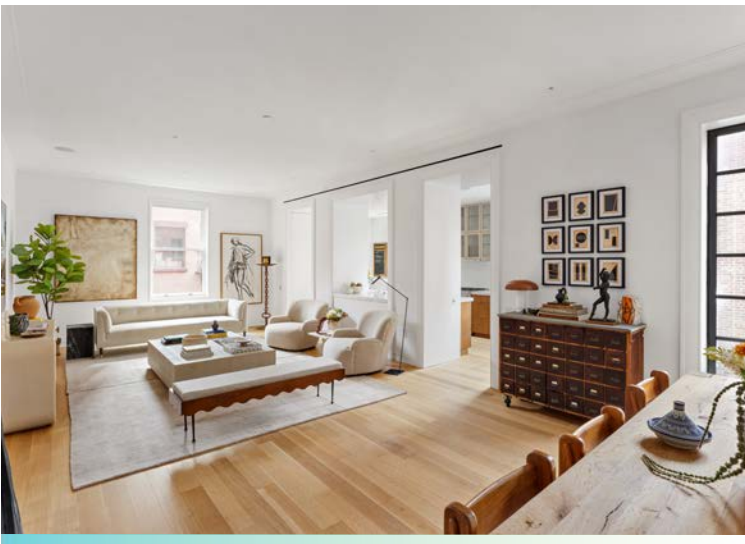
500 West 22nd Street | West Chelsea  
3 BED | 3.5 BATH | \$8,950,000



## Sophisticated High Floor Park Avenue: Mint, Fully Renovated with Views

Immediately impressive upon entry, dazzling light bathes every room through the open north, east, and west exposures. The ceilings measure 10'6" in height, imparting grandeur into this fabulous home with its extraordinary and gracious, classic layout. All rooms are generously proportioned, beautifully shaped, and renovated to the highest standards.

535 Park Avenue, Lenox Hill  
2 BED | 2 BATH | 1,730 SF | \$3,999,999



## AD100 Architect Steven Harris Designed Home

Located on arguably the most coveted, convenient block of prime Tribeca, this striking turn-of-the-century building was re-imagined by Architectural Digest 100 architect Steven Harris into one of the most desired boutique-scaled condominiums in Tribeca. Overlooking historic Staple Street and offering southern light-infused exposures

7 Harrison Street, TriBeCa  
3 BED | 3 BATH | 2,126 SF | \$5,750,000



## Rare One Bedroom Condo with two private terraces

A compact penthouse with an important South and West-facing terrace, located in a prized, pre-war condominium building with a 24-hour doorman. There is no other apartment quite like this, especially in this highly desirable Greenwich Village 'Gold Coast' location.

59 West 12th Street, Greenwich Village  
1 BEDS | 1 BATHS | 908SF | PRICE UPON REQUEST



## NoMaC Townhouse designed by Pliskin Architecture

Welcome to the penthouse at 584 LEONARD AT McCarren Park - the jewel of the crown of the Williamsburg-Greenpoint condo market. Surround yourself in spectacular light all day and jaw-dropping views in this brand-new four-bedroom, three-and-a-half-bathroom penthouse triplex featuring expansive Elle Decor worthy interiors, two levels of private outdoor space and an ideal location at the intersection of North Williamsburg and Greenpoint, where all the appeal of townhouse living blends with the penthouse lifestyle, the best of both worlds.

584 Leonard Street (Williamsburg-Green Point)  
4 BED | 5.5 BATH | 3,102 SF | \$5,650,000



A newly built contemporary masterpiece. Located in Bucks County, PA, just 70 minutes from NYC

Sited on a gentle hillside, this newly built home offers panoramic views of a seasonally evolving landscape through expansive custom windows flooding the home with natural light. The exterior is wrapped in clear-cut vertical grain cedar and matte black metal, providing a striking contrast to the wooded setting. Contact Leila Yusuf. Tel: (917)478-0557

33 SOLEBURY MOUNTAIN RD, NEW HOPE, PA  
5 BEDS | 4.5 BATHS | 5,834SF | \$3,985,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



ROBERT



MANNY



NEIL



AREN



LEILA



DYLAN



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