



584 Leonard Street

NOMAC | 4 BEDS | 3.5 BATHS | 3,102 SF. | \$5,650,000

NoMac Arrives: Elle Decor Worthy New Townhouse Penthouse at the Intersection of Williamsburg and Greenpoint, Brooklyn



2025!!! IT'S ALIVE!!!!

Now that the first month of January has come and gone, we have some indication of what we might expect in all of 2025. Decembers and Januaries are always pretty reliable barometers of what the Spring markets might deliverand it's looking GOOD!

There are several layman's indicators that are most important to me:

1. The volume of showings.
2. The volume of bidding, versus looking.
3. The volume of emails requesting certain types of apartments in short supply.

All three indicators point to a market that is not over-supplied with shortages in areas. Many asking prices have arrived at a place where bidders are willing to bid, and sometimes when priced correctly this produces more than one bidder. Some properties that were pretty muted in late 2024 are now showing signs of life. There is a healthy volume

of new inventory coming to the market: the best opportunity buys on this are those properties that were built prior to the labor and material costs surge of 2021-2023: many new buildings will have pricing that is notably higher to cover this.

The greatest buying opportunity, or hot new neighborhood?

1. EVERY neighborhood and area in New York City that has apartments requiring renovation. Many are relatively cheap.
2. And then there are co-ops: too many are selling for a huge discount, some for good reason, and others purely because of archaic building requirements and rules or those with revised real world policies that haven't been well communicated.

Rates are higher because the economy is strong: the alternative is not great. Most rational users have accepted the new normal. LS



Rare Greenwich Village 1-Bed Condo with 2 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



COMING SOON.....

Newly Renovated and re-built 8-Unit Boutique Condo on beautiful tree-lined Greenwich Village block with doorman, gym and roof terrace with interiors by Nate Berkus. 4-bedroom Homes.



Steven Harris Designed three Bedroom Tribeca Condo

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, Residence 5S features a gracious corner layout measuring over 2,100 square feet with three bedrooms and three bathrooms.

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

Monthly Market Insights

JANUARY 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN ↑ 371 ↑ 321 COMBINED +3.5%

MidiLUXE *(properties priced \$1-3 million)*

MANHATTAN ↓ 316 BROOKLYN 292 COMBINED -4.7%

CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN ↓ 79 BROOKLYN ↓ 28 COMBINED -22%

UltraLUXE *(properties priced \$5-10 million)*

MANHATTAN ↑ 60 BROOKLYN ↓ 7 COMBINED - 7%

MegaLUXE *(properties priced \$10 million-plus)*

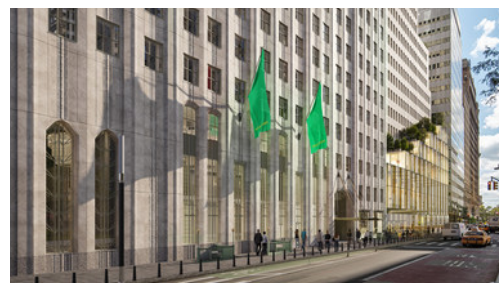
MANHATTAN ↑ 32 BROOKLYN ↓ 0 COMBINED -6%

Insights:

While January's signed contract activity is down in most areas compared to December (a busier than normal month) it is up around 12% compared to the same month in 2024. Many searches start in January - new year resolutions, perhaps...or bonuses - and materialize later in February/March.

LUXEfind

PARIS IN TriDi? YES! Coming this Spring, ultra-chic Parisian Store PRINTEMPS opens in the TriDi neighborhood, just south of City Hall Park and Tribeca. Brace yourself for the RED ROOM, one of the world's most beautiful rooms, truly!





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.



584 Leonard Street, Brooklyn
 4 BED | 3.5 BATH | \$5,650,000
 NOMAC Townhouse Penthouse

Did You Know?

01

Midtown Manhattan will see a new wave of big, tall buildings around the Billionaire's Row corridor over the coming years.

02

Is a massive highrise coming to the Meatpacking District? The Community is fighting back....

03

A new neighborhood has emerged sandwiched between Williamsburg and Greenpoint.....NoMac....or North of McCarren Park....



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 | \$7,500,000

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



Downtown Brooklyn Convenience and views.

Located on the 17th floor, this 2-bedroom, 2-bathroom, 1,208-square-foot corner apartment is bathed in natural light and offers a perfect blend of style and functionality.

306 Gold Street | Downtown Brooklyn
2 BED | 2 BATH | \$1,595,000



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.

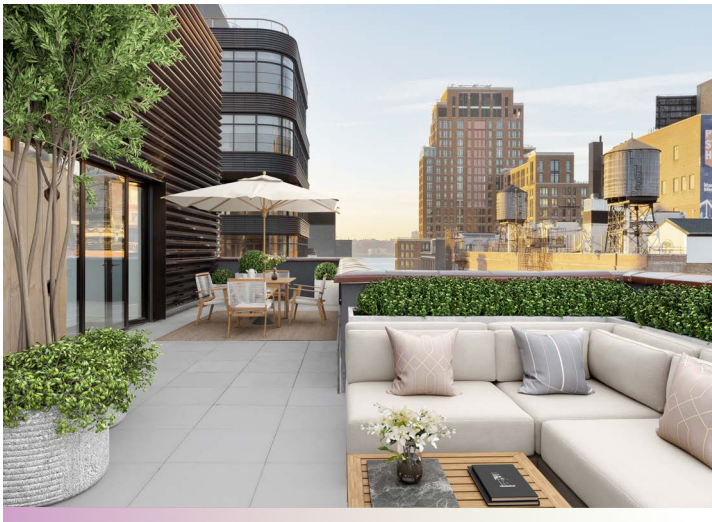
535 Park Avenue, Lenox Hill
2 BED | 2 BATH | 1,730 SF | \$3,999,999



Museum and Park Block CONDO

300 feet from Central Park and The Guggenheim Museum, this Mint Carnegie Hill 2-Bedroom Pre-War Candela Condominium is a find!

12 East 88th Street, Upper East Side
2 BED | 2 BATH | 1,449 SF | \$2,750,000



**Final Unit, Immediate Occupancy!
Annabelle Selldorf Designed, Park House
Chelsea. 3-Bedroom Condo Penthouse.**

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 BEDS | 3.5 BATHS | 3,005SF | \$8,500,000 - NEW PRICE!**



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



ROBERT



MANNY



NEIL



AREN



LEILA



DYLAN



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