



The Katharine - 118 West 13th Street

PRICING STARTS AROUND \$10,000,000

Introducing Nate Berkus' first residential condominium development in the heart of Greenwich Village



Manhattan First Quarter Signed Contract Volume Up 17% Compared To 2024!

The Manhattan real estate markets delivered a notable uptick in signed contract volume when compared to the same quarter in 2024...up around 17%! Why?

Was it the acceptance of high-ish mortgage rates? Persistent inflation and/or the threat of inflation rising? Taking money out of the equity markets? A growing return-to-office trend? Simply moving on with life? Covid-era Boomerang Buyers? More national (especially from California) and international buyers? More inventory? More realistic seller pricing expectations? Signs of some really 'good buys' as Manhattan did not experience the bulk of the 2020-2024 housing inflation spike, except for rentals? The reality that rentals increase almost as a certainty annually, but fixed rate mortgage payments don't? The acceleration of the \$100 trillion-plus generational wealth re-distribution? Fears around replacement costs? Maybe the answer lies in some

or ALL of the above. Brooklyn did not fare as well, but we suspect that had more to do with low inventory supply.

Monthly signed contract volume for properties priced between \$5-10 million rose 47% compared to February and those priced \$10 million and above rose over 34%. Midtown Manhattan is seeing a solid volume of high-priced home sales which may speak to those seeking walkable convenience ...and pied-à-terre buyers.

Midtown - that was all considered 'dead' just a few short years ago - is seeing a resurgence, fueled in part by some exceptional new office buildings that rival the best of Hudson Yards. The iconic Seagram Building was recently refinanced with a \$1.2 billion valuation, more than triple what the owners paid for it 25 years ago. Have the Midtown GLOOM AND DOOM naysayers been proven wrong? LS

Did You Know?

01

NY Real estate-related tax revenue increased to a record high \$37 billion in 2024 and is on track to top \$50 billion in the next fiscal year.

02

IKEA 5TH AVENUE? Yup its coming. Located at 570 Fifth Avenue, a site combining 576 and 574 Fifth Ave. Developed by Extell. 80,000sf too!

03

WALL STREET TRES CHIC? Printemps opened at One Wall Street with tens of thousands of visitors/shoppers in its first week.

NEW!



The Katharine

118WEST13.COM

GREENWICH VILLAGE, NEW YORK CITY. In partnership with developer SLATE and BSKS architects, this is Architectural Digest 100 designer Nate Berkus' debut residential project featuring eight unique homes in the heart of Greenwich Village. Originally constructed in 1910, this landmarked residence has been thoughtfully reimaged with each home reflecting Nate Berkus' signature style with a focus on local inspiration. Amenities include a full-time reception, state of the art fitness room, and a rooftop terrace. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD24-0218.





21 Astor Place High Floor Rental (Furnished, possible)

Perfectly positioned where Noho, Greenwich Village, and the East Village intersect at Astor Place, this high-floor, south-facing beauty delivers three real, well-scaled bedrooms, a large entertaining space with a fireplace, all in a full-service luxury Condominium that combines elegant Pre-War details with modern amenities. 21 Astor Place | NoHo

3 BED | 3 BATH | \$22,000/MONTH



Rare One-Bedroom Condo Penthouse

This high-floor beauty presents all the attributes of a classically elegant home: an entry gallery leads you to the graciously proportioned South-West corner living room centered around a wood-burning fireplace. French doors draw you outside to the magical terrace, beautifully landscaped and scaled for memorable al fresco living and dining. The bedroom with its en suite bathroom is equally embracing.

59 West 12th Street, Greenwich Village

1 BED | 1 BATH | 908 SF | PRICE UPON REQUEST



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 | \$2,650,000 - NEW PRICE!



242 East 25th Street

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

Terrace and BIG city views



584 LEONARD

AT McCARREN PARK

This exquisite home is located on a quaint tree-lined street in NoMac, where North Williamsburg meets Greenpoint. Just two blocks away, McCarren Park offers a pool, track, sports courts and fields, and a wonderful greenmarket. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD22-0231.

4 BEDS | 4 BATHS | \$4,950,000



|||
 N°33
 PARK ROW

5 BEDS | 5.5 BATHS | \$19,500,000

NOW 75% SOLD OUT!

Penthouse Three, a majestic split 5-bedroom, 5.5 -bathroom duplex layout includes 108SF Juliet balconies with direct, protected park-front exposures, generous proportions of over 5,400SF, and two private, separate elevator landings. 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, along with the uniquely alluring qualities of north-western light. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278



No. 33 Park Row, 15A

3 BEDS | 3.5 BATHS | \$5,830,000

Dramatic home with protected views overlooking City Hall Park



No. 33 Park Row, 18B

2 BEDS | 2.5 BATHS | \$4,500,000

Dramatic corner home with park views.



166 West 18th Street PHB - CHELSEA
3 BEDS | 4 BATHS | 3,008SF \$6,995,000
NEW PRICE!!!

Just 4 streets north of Greenwich Village, and moments to Union Square and the Meatpacking District and West Chelsea, this modern crowning penthouse with HUGE views and two terraces is impressive on every level!



49 Indian Hill Road,
Pound Ridge, NY
3 BED | 3.5 BATH | \$7,500,000



Park House

WEST CHELSEA

This surprisingly quiet, corner 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. The complete offering terms are in an Offering Plan available from the sponsor. File No. CD19-0293

500 WEST 22ND STREET, WEST CHELSEA
3 BEDS | 3.5 BATHS | 3,005SF | \$8,500,000 - NEW PRICE!



LEONARD



HERVE



AMY



CALLI



LOIS



AIMEE



BRETT



NIKLAS

Our team delivers exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester, Bucks County and Connecticut luxury real estate markets. With combined sales in excess of \$7 billion - and consistently amongst the US's most respected teams - we represent developers, buyers, tenants and sellers in transactions ranging from \$300,000 to well over \$25 million. We can also match you with the best pre-screened agents around the USA, and globally via our affiliation with Christie's International Real Estate. Please let us know how we may be of assistance.



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