



55 West 17th Street, The Penthouse

6 BEDS, 5+ BATHS,
6,659SF \$35,000,000

Architecturally significant
Penthouse with parking,
pool and privacy.
(More on page 7)



A (Very) RECENT History Lesson

April 2nd triggered the beginnings of a Global Tariff Trade War. Markets reeled. Those importing goods and/or components are struggling to manage their businesses and Wall Street has responded loudly: uncertainty is never loved by commerce, investors or home buyers. Many have placed decision making on all sorts of things on hold.

But many home buyers are reminding themselves of recent history. When the full impact of COVID struck somewhat unexpectedly, markets paused too. It is likely we will see supply chain disruptions and price hikes this time too. If the 10-year treasury assumes a recession it's equally likely that the FED could lower rates if inflation remains stagnant and doesn't rise.

Lower tax rates and extended tax cuts are coming soon too....which is all likely to fuel demand again within a few weeks/months. Which could trigger home prices to remain where they areor rise.

Unlike COVID, this financial market event is unlikely to trigger an exodus from New York City: the exact opposite is happening as we speak with commercial leasing soaring again and New York back to its old self: lots of traffic, pedestrians and tourists. Inventory levels are up slightly right now offering buyers more choice. Buyers may have more negotiation opportunity for now while uncertainty reigns. And yes, not unlike COVID, once the uncertainty wanes..... well, you know what happened last time. LS

Did You Know?

01

Manhattan Office Leasing soared 58% above average in the first quarter...7.9 million square feet leased!

02

Bryant Park Grill will become a new JEAN GEORGES run restaurant, further fueling the MIDTOWN renaissance.

03

SHAVER HALL - a massive 35,000sf food emporium - is coming to the old Lord & Taylor building in Midtown at 425 Fifth Avenue.

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. Pricing starts around \$10 Million. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD24-0218.



Monthly Market Insights

APRIL 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN **↓ 486** BROOKLYN **↑ 369** COMBINED **-10.6%**

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

MANHATTAN **↑ 493** BROOKLYN **↑ 361** COMBINED **+7.9%**

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

MANHATTAN **↓ 92** BROOKLYN **↓ 35** COMBINED **-24%**

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

MANHATTAN **↓ 85** BROOKLYN **↑ 10** COMBINED **-9.5%**

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

MANHATTAN **↓ 20** BROOKLYN **↑ 1** COMBINED **-40%**

Insights:

April's signed contract volume is an immediate indicator of some buyers pausing and hesitating as equity markets reeled and interest rates rose. However, there is lots of signed contract activity that has not been reported yet in the private new development markets.

LUXEfind

Maxime's - Robin Birley's awaited Private Club - has opened on the Upper East Side. Robin is famous for his private clubs in London that serve after-hours cocktails when the rest of London has stopped...

MAXIME'S

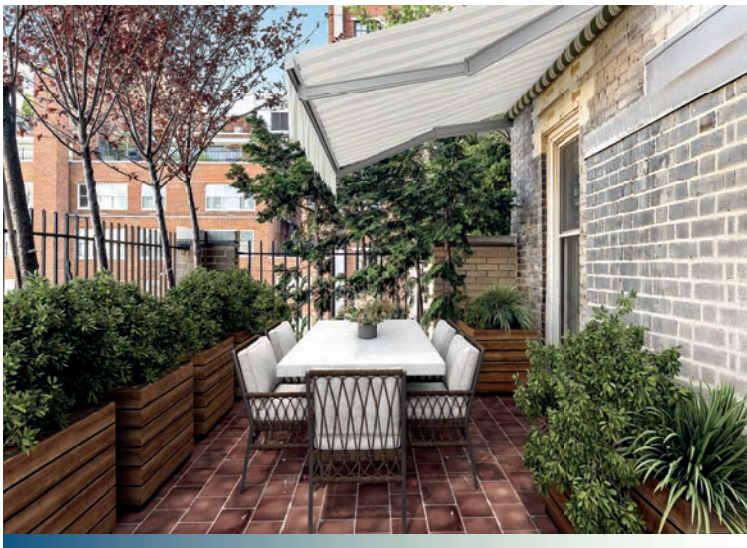


Turn-key One Bedroom home

Nestled perfectly at the intersection of Soho, The West Village, and Hudson Square - or as many call it "Google-Disney-land" - this bright, south-facing one-bedroom across from the Film Forum features lofted, approximately 10-foot ceilings, an open great room with space for dining and lounging, and a sleek kitchen. The king-sized bedroom is spacious and bright, with a sliding wall for optional loft-style living.

204 West Houston Street, West Village

1 BED | 2 BATH | \$1,200,000

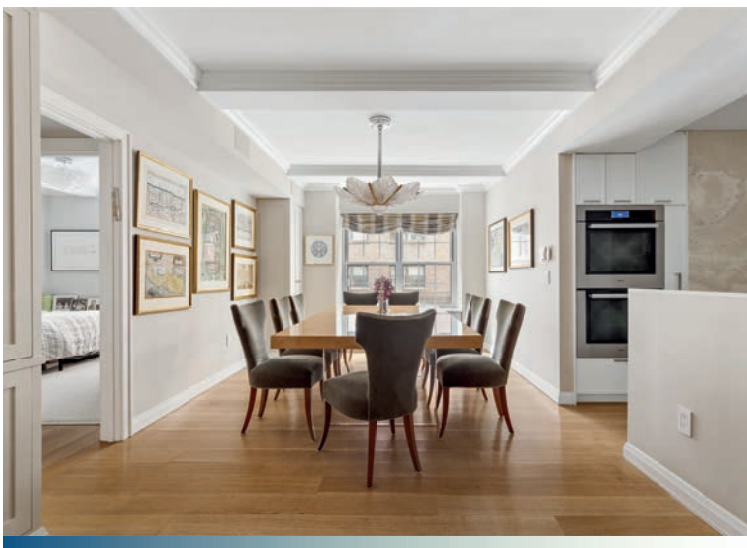


Rare One-Bedroom Condo Penthouse

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!



|||
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.



242 East 25th Street, Kips Bay
 2 BEDS | 2 BATHS | \$1,000,000

Split 2-bedroom home features a private terrace and iconic views

40 West 13th Street, Greenwich Village - NEW!
 3-4 BEDS | 2 BATHS | \$4,500,000

Large, private 2,800sf+ condo loft with grand proportions & low monthlies.



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



55 West 17th Street, Penthouse

6 BEDS | 6+ BATHS | 6,659SF \$35,000,000

Architecturally significant Penthouse Oasis that features panoramic, protected views, a private rooftop featuring a full-sized swimming pool & hot tub, and private parking in the basement directly accessed via the building elevators.



166 West 18th Street, Chelsea

3 BEDS | 3.5 BATHS | \$6,995,000

Dramatic home with open North West views



49 Indian Hill Road, Bedford Hills, NY

3 BEDS | 4 BATHS | \$7,500,000

Private, Curated Sanctuary with Indoor Pool & Japanese Garden



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



MANNY



AREN



LEILA



DYLAN

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