



33 Park Row, Penthouse One

TRIDI | 4 BEDS | 4.5 BATHS | 3,534 SF. | \$13,750,000

NEW! The Pinnacle Penthouse:

Extraordinary home with 15 ft ceilings, unobstructed views and THE best terrace downtown.



## MAYOR! MAYOR! MAYOR!

What was the certainty after the shock of the primary elections? Calm evaluation of the promises versus the facts? HAH! No, it was the carnival barkers who came out swinging in their desperate attempts to garner a headline, and of course, too many in the media seeking scandal for profit obliged. Oh, well...

Could a socialist mayor disrupt the seat of global capitalism, New York City? Well, he's not mayor. Even though many politicians and media wannabees have many believing this. Everyone in the US - including New Yorkers - should be thanking *candidate* Mandami for highlighting what is the most important message of all: there is no need for us to experiment with new rent control laws or freezes.....New York has applied such laws to over a million apartments for decades and the results? Housing prices have gone up, up, up. They don't work. Never have, never will. What DOES work is what Austin, Texas has achieved: rents have come down around 20% off their elevated highs.....why?

Because Austin built LOTS. Yup, over 95% of economists surmised that rent restrictions- and 'rent freezes' - don't fuel lower rents and mostly do the exact opposite. Mamdani reminded us all of this, possibly unwittingly?

Freebees - whether huge tax breaks for some or handouts for others - all have a few things in common: they buy votes, and everyone else pays for these freebees. None of them are free. Ever. Will New Yorkers 'flee' the city? First let's figure out who the mayor will be and then exactly what promises are realizable before drawing any conclusions. New Yorkers are smart and practical (mostly). They can see through false promises (fast). November is many months away. No US state is tax free even though some might like us to believe so. Yes, most are lower than New York and in this lies great opportunity for smart, PRACTICAL legislators and leaders who can bring people together and enact plans that actually work. We don't need experiments or those learning on the job. LS

# Did You Know?

## 01

New York's office to apartments conversions has ticked up, but the volume of new homes lags other places where rents are down/stabilized.

## 02

Bryant Park Grill has revenues of over \$25 million, one of the highest in the US. Now chef Jean George takes over for its next chapter.

## 03

Office conversions to residential could reduce office inventory by over 16 million square feet...almost 4%. That won't make office space cheaper!

## Greenwich Village Penthouse Coming Soon.



## 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. Just one unit - the penthouse - remains as record-setting sales swallowed up all other units within weeks. The complete offering terms are in an Offering Plan avail. from the Sponsor. File No. CD24-0218. \$22.5m





# Monthly Market Insights

JUNE 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	↓ 389			↓ 342		COMBINED	-13.4%
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## midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	↓ 397		BROOKLYN	↓ 329		COMBINED	-7%
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## CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	↑ 121		BROOKLYN	↓ 28		COMBINED	-5.3%
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## ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	↓ 77		BROOKLYN	↓ 8		COMBINED	-10.5%
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## megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	↑ 33		BROOKLYN	↑ 2		COMBINED	FLAT
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### Insights:

June's signed contract volume was a bit lower than the surge seen the prior month that offset April's figures due to the tariff shock. The equity markets have fully recovered reminding us just how closely the two are tied. Markets are about confidence and there are growing indicators that the FED will lower rates, maybe sooner than expected. Will this impact the 10-Year treasury? Its down from 4.8% in January to just under 4.2% at the time of writing....

### LUXEfind

From the creators of Marea, this new restaurant hotspot has become a POWER LUNCH MUST in Midtown New York. SANTI by Michael White continues to re-invigorate the restaurant scene in the middle of the city!





|||  
N°33  
PARK ROW

4 BEDS | 4.5 BATHS | \$13,750,000

**NOW 80% SOLD OUT!**

Penthouse One - the pinnacle penthouse - at N°33 Park Row presents an extraordinary duplex layout spanning over 3,500sf with two private elevator landings and breathtaking 15-ft ceilings perched atop the only residential property in New York City designed by Pritzker Prize-winning architect Richard Rogers of Rogers Stirk Harbour + Partners.

The residence's crowning jewel is its massive 600-square-foot double-height loggia terrace, offering direct, protected Tribeca and City Hall Park exposures. The upper level features a secondary den, a powder room, and direct access to the most impressive downtown views, seamlessly extending indoor living into the open air. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278



No. 33 Park Row, 16A

3 BEDS | 3.5 BATHS | \$5,450,000 - NEW PRICE!

Dramatic home with protected views overlooking City Hall Park



No. 33 Park Row, 17B

2 BEDS | 2.5 BATHS | \$4,795,000 - NEW PRICE!

Dramatic corner home with park views & a 500SF private terrace.



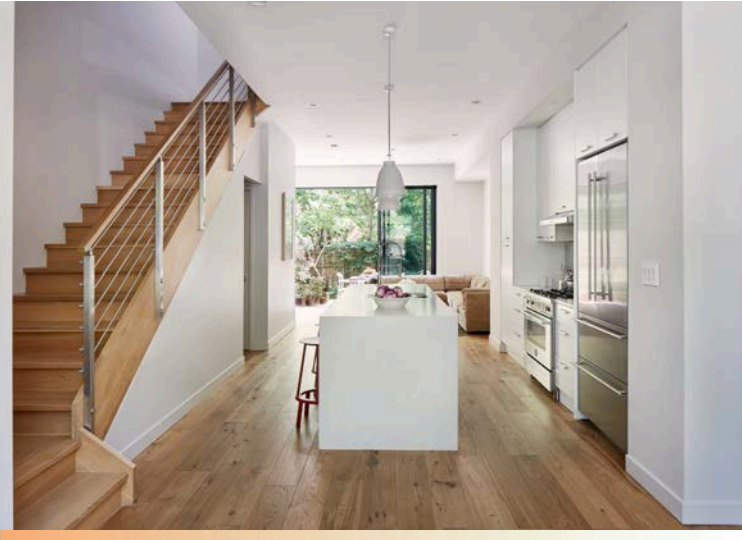


## Light-filled Modern Townhouse

This expansive four-story townhouse in the award-winning, LEED-certified Navy Green community offers a perfect blend of design, comfort, and convenience. Set around a lush 30,000-square-foot private park, this light-filled home features soaring 10ft ceilings, wide-plank white oak floors, and an open layout with floor-to-ceiling glass doors leading to a tranquil private garden.

27 Clermont Avenue, Fort Greene, Brooklyn

4 BED | 2+ BATH | \$2,950,000



## AD100 Thomas Juul-Hansen Designed Home

This is arguably the best 2-bedroom, 2.5 bathroom apartment in this pristine building, perched on a prime South East corner on a high floor with big open views, exceptional light and a south-facing Juliette Balcony/Balustraded set of French doors, with over 75ft of frontage including 8 huge windows, the proportions of this home are quite simply perfection.

505 West 19th Street, West Chelsea

2 BEDS | 2.5 BATH | \$3,950,000



## NEW! Newly Renovated Well Proportioned Condo

Located in the heart of Manhattan's coveted Sutton Place, a neighborhood known for its quiet elegance, tree-lined streets, and proximity to Midtown's vibrant energy, this newly renovated two-bedroom home offers outstanding value and instant gratification.

411 East 53rd Street, Sutton Place

2 BED | 2 BATH | \$1,395,000





**NEW! 39 1/2 Crosby Street- SOHO**

2 BED | 2.5 BATH | \$3,750,000

Authentic CONDO Loft



**242 East 25th Street, Kips Bay**

2 BED | 2 BATH | \$975,000 - NEW PRICE!

Dramatic Penthouse with Private Terraces and Views



**204 West Houston Street, West Village**

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

Bright south facing one bedroom



**166 West 18th Street - Chelsea**

3 BED | 3.5 BATH | \$6,995,000

Dramatic Penthouse with Private Terraces and BIG Views



**48 Gramercy Park North: COMBINE TO CREATE A FABULOUS 2-BED, 2-BATH WITH TERRACE!**

STUDIO | 1 BATH | \$795,000

Renovated Studio across from Gramercy Park



**150 West 51st Street, Theatre District**

1 BED | 1 BATH | \$740,000

Ideal Investment or Pied-e-terre





FLATIRON - 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.



500 West 22nd Street, West Chelsea  
3 BEDS | 3.5 BATHS | \$7,995,000 - NEW PRICE!  
Selldorf Designed Penthouse with Multiple Terraces



49 Indian Hill Road, Pound Ridge, NY  
3 BEDS | 4 BATHS | \$5,995 MILLION (NEW PRICE!)  
Private, Curated Sanctuary with Indoor Pool & Japanese Garden



## Private Penthouse with Pool Perched Above Soho

This may be the most important penthouse ever to come to the market in Soho, verifiably the only one of its kind. Virtually impossible to replicate, this collector-grade pristine duplex home is nestled in a discrete section of Soho, one of Downtown Manhattan's most desired neighborhoods. It is engulfed in dramatic, humanly scaled views with mesmerizing light all day, all year round.

27 WOOSTER STREET, SOHO  
5 BEDS | 5.5 BATHS | 6,700SF | \$35,000,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



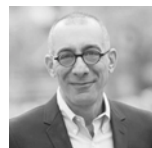
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MANNY



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