



## 950 5th Avenue, 3/4th Floor

LENOX HILL | 5 BEDS | 5 BATHS | 5,000 SF. | \$20,000,000

Experience the magic of Central Park year-round in this perfectly located park-front duplex home in one of Fifth Avenue's most prestigious white glove buildings designed by James E. R. Carpenter.



## THREE MONTHS FROM NOW....

Three months from now many unanswered questions will have been answered....

1. There's a high likelihood the FED will lower rates as they await further data on the effects of tariffs. Tariffs impact imported goods that represent just about 14% of US GDP. Many corporations are adjusting profit expectations and trimming costs to absorb some of the tariff costs than many feared might raise consumer prices and trigger a recession. Even if the FED lowers rates, mortgage rates are unlikely to plummet. Chances are they'll dip, mostly driven by new efficiencies in the workplace that may offset higher cost of goods and possibly cause unemployment to rise. Will a trade war break out? So far, so good.

2. Lower taxes and additional tax breaks could offset the cost to consumers from the tariffs, placing more disposable dollars into the economy. The wealthy will probably experience more LUXE-flation.

3. The cost to build (replacement cost) will rise, a result of the combination of tariffed building materials and higher labor

costs as mass deportations have already hit the construction industry hard.

4. We'll know who will be NYC's Mayor: Practical New Yorkers (the majority) are wondering whether the 33-year-old son of very wealthy parents spewing socialist-style promises that seem somewhat naive is qualified to manage a budget of over \$100 billion. New York has a way of self-correcting, even after easily avoided, un-necessary pain. Affordability - especially housing - is never achieved via (selective) freebees. Someone always has to pay the price. Nothing is free. Billionaires build lots: alienating them won't fuel more home-building. If Mamdani wins, chances are the many forces of reasonable thinking in the city and state can prevent too many radical ideas from materializing.

Those buying within the next 3 months may look back with glee: combine the above with rising money/credit supply coming to the wealthiest by lowered financing rates, AND the re-distribution of over \$100 trillion of generational wealth over the next two decades and especially those in the LUXURY sphere....

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# Did You Know?

## 01

The iconic WALDORF ASTORIA HOTEL has re-opened after an extensive multi-year renovation. The JP MORGAN CHASE Tower opens soon too... Midtown is looking GOOD!

## 02

Homicides and shootings in the New York City borough both fell by more than 40% in the first half of 2025.

## 03

New York has 60 qualified TV/Movie production facilities, around 2 million square feet of production space. These facilities include a variety of sound stages and studios in 5 boroughs.

## 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

JULY 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	↑455	↓ 318	COMBINED	+5.7%
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## midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	↓393	BROOKLYN	↓240	COMBINED	-12.8%
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## CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	↓78	BROOKLYN	↑42	COMBINED	-19.4%
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## ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	↓50	BROOKLYN	↑12	COMBINED	-27%
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## megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	↓18	BROOKLYN	2	COMBINED	-42.8%
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### Insights:

Signed contract volume was down compared to June almost across the board, especially notable on the high end.....is this an indicator of fear that Mayoral candidate Mamdani's proposed policies may become a reality, or merely the typical Summer slumber where most wealthy buyers are away in Europe, Aspen, the Hamptons, etc, being seduced by agents? PS: The building with the most expensive apartments being sold right now are all off-market sales that have not been reported.....

### LUXEfind

WEST CHELSEA FIND: The Yacht Club on the 10th floor of the Starrett-Lehigh Building, overlooking the Hudson River has arrived and its a stunner!



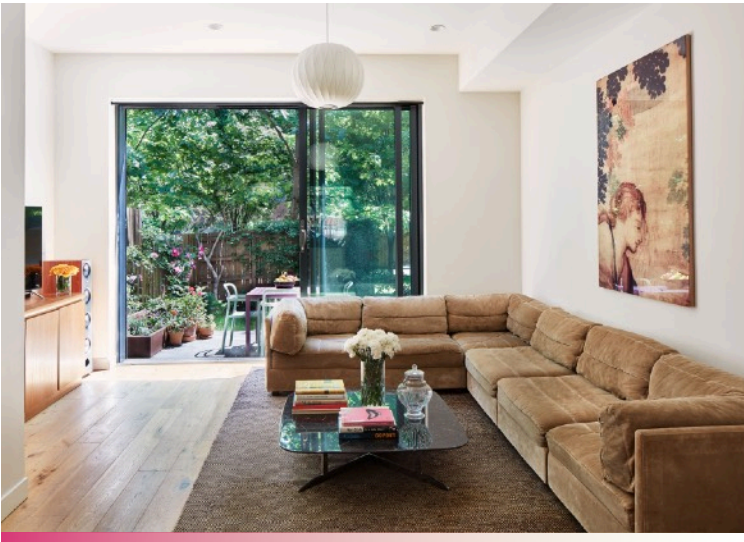


## Light-filled Modern Townhouse

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

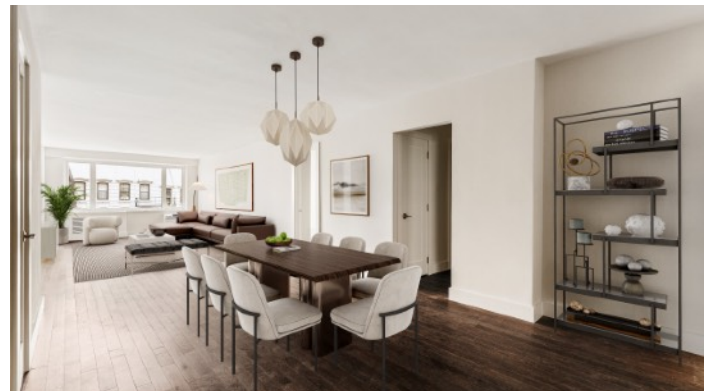
4 BED | 2+ BATH | \$2,950,000



505 West 19th Street, West Chelsea

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

Designed by AD 100 architect Thomas Juul-Hansen



411 East 53rd Street, Sutton Place

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

Newly Renovated CONDO



3468 Holing Rd - Doylestown, PA

8 BED | 9 BATH | \$3,999,999

A historic Barn Estate on almost 5 Acres perfect for multigenerational living.



226 N. Main Street - Doylestown, PA

3 BED | 5 BATH | \$1,249,990

A stunning new townhome in the highly sought-after Doylestown Borough



|||  
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.



**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 | \$899,000 - NEW PRICE!

Dramatic Penthouse with Private Terraces and Views



**204 West Houston Street, West Village**

1 BED | 2 BATH | \$1,195,000 - NEW PRICE!

Bright south facing one bedroom



**25 Park Row, TriDi**

2 BED | 2 BATH | \$11,000/MONTH

High-floor, park-facing full suite of amenities



**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



### 27 Wooster Street, Penthouse

3-5 BEDS | 6+ BATHS | 6,700SF \$35,000,000

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. Parking for 2 cars. 24hr doorman.



### 500 West 22nd Street, West Chelsea

3 BEDS | 3.5 BATHS | \$7,995,000 - NEW PRICE!

Selldorf Designed Penthouse with TWO Terraces



### 49 Indian Hill Road, Pound Ridge, NY

3 BEDS | 4 BATHS | \$5,25 MILLION (NEW PRICE!)

Private, Curated Sanctuary with Indoor Pool & Japanese Garden



## Penthouse with Private Pool, Parking and Views

A recently completed unprecedented, multi-year customized renovation has delivered this architecturally significant Penthouse Oasis that features panoramic, protected views, a private rooftop featuring a full-sized swimming pool & hot tub, building gym, 24 hour doorman and private parking directly accessed via the building elevators.

55 WEST 17TH STREET, PENTHOUSE | FLATIRON/CHELSEA  
6 BEDS | 5+ BATHS | 6,659SF | \$35,000,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



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