

**No. 33 Park Row, Penthouse**

TRIDI | 4 BEDS | 4+ BATHS | \$13,750,000

Penthouse One - the pinnacle penthouse - at N°33 Park Row is an extraordinary four-bedroom, 4-and-two-half bathroom duplex spanning 3,534sf, with 2 private elevator landings and breathtaking 15ft ceilings perched atop the only residential property in the US designed by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners.

**3 THINGS THAT WILL CHANGE THE COURSE OF NEW YORK'S FUTURE?**

3 things happened this past month that will almost certainly positively impact the welfare of New York City's residents. Many who feared the arrival of a young, inexperienced new mayor with some rhetoric/promises that fueled distrust and concern can breath a sigh of relief from the following:

1. Jessica Tisch will remain as Police Commissioner. The fear of lawlessness and a breakdown of security in NYC was probably the biggest concern of all, especially to those who live in the poorest areas and are always the most impacted by crime.
2. The meeting between the incumbent Mayor and the White House that many feared would result in an unhealthy dynamic delivered the opposite: no interruptions in federal funding for New York City's many urgent infrastructure (and other) needs.
3. Julie Menin appears poised to become the Speaker of the New York City Council.

Money matters matter: New York City and its metropolitan area's GDP contributes over \$1.286 trillion to the U.S. economy, representing the largest metropolitan economy in the US and one of the largest in the world. The New York-Newark-Jersey City metropolitan area's GDP was approximately \$2.3 trillion in 2023. If New York City sneezes, the rest of the US can catch a cold....

WHAT IS THE #1 ISSUE PREVENTING HOUSING AFFORDABILITY IN NYC?

Everyone wants just one thing to blame, but the reality is far more complex and unless all issues are addressed, little will improve/change. The following are my TOP 10:

1. Build more, build more affordable options.
2. Revise/simplify zoning and approvals.
3. Speed up inspections.
4. Provide better tax incentives to build more.
5. Revise laws that don't work to free up tens of thousands of vacant 'ghost' apartments.
6. Increase construction labor supply including smart visa programs.
7. Incorporate more technology in the construction process.
8. Reduce other consumer costs like childcare and healthcare.
9. Remove all tariffs on construction supplies and materials.
10. Identify government owned land/buildings to help offset one of the biggest housing costs: the land.

WISHING YOU A VERY HAPPY HOLIDAY SEASON!

Did You Know?

01

Chelsea Piers BILLIONAIRE'S ROW?

Yup, a Chelsea Piers Fitness Mecca is coming to East 57th Street!

02

RH will be debuting an all more traditional style furnishings store in Greenwich, CT in the old Ralph Lauren Store....RH had veered more towards modern in the past few years

03

Midtown's renaissance expands with mega towers coming to 570 Fifth, 350 Park, 175 Park, 346 Madison....some as tall as 1,600ft to compete with JP Morgan Chase's new tower?



THE PENTHOUSE: 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 - is about to be launched 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.

118 WEST 13TH STREET | 4 BEDS | 4+ BATHS | 3,981SF | \$22.5

118WEST13.COM



49 Indian Hill Road, Pound Ridge, NY

3 BEDS | 4 BATHS | \$4.3 MILLION (NEW PRICE!)

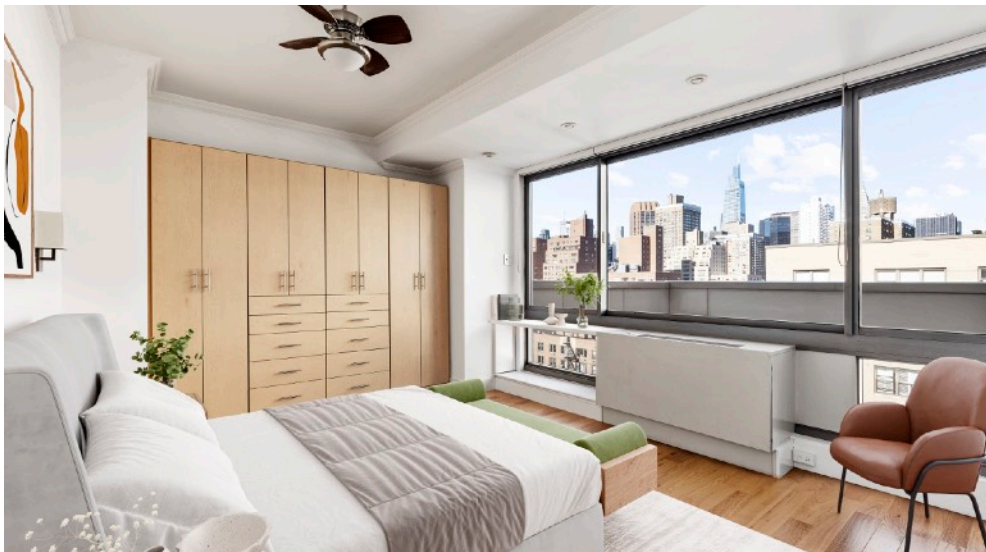
Private, Curated Sanctuary with Indoor Pool & Japanese Garden



48 Gramercy Park North, Gramercy

STUDIO BED | 1 BATH | \$650,000

Renovated Studio across from Gramercy Park



242 East 25th Street, Kips Bay

2 BED | 2 BATH | \$850,000

Turnkey Home Private Terrace and Views

Monthly Market Insights

NOVEMBER 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	293	BROOKLYN	288	COMBINED	-30%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	266	BROOKLYN	253	COMBINED	-31%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	69	BROOKLYN	34	COMBINED	-30.8%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	34	BROOKLYN	12	COMBINED	-50%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	22	BROOKLYN	0	COMBINED	-47%
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Insights:

Signed contract volume pulled back notably in November after an unusual surge in October, down compared to 2024 too. The Mayoral election and Thanksgiving both impacted activity. Rates went up a bit and now appear to be coming down a bit. Those heavily invested in Crypto saw big losses....on paper, of course. The markets remain very active, though, so this could be a blip.

LUXEfind

MOTEK, the Mediterranean Restaurant, is opening an outlet at the corner of Bleecker and MacDougal in the Village.





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.



Brand New Brooklyn Penthouse Townhouse by Pliskin Architecture

Surround yourself in spectacular light all day and jaw-dropping views in this brand-new four-bedroom, three-and-a-half-bathroom penthouse triplex featuring expansive Elle Decor worthy interiors, two levels of private outdoor space and an ideal location at the intersection of North Williamsburg and Greenpoint, where all the appeal of townhouse living blends with the penthouse lifestyle, the best of both worlds.

584 LEONARD STREET, GREENPOINT / WILLIAMSBURG

4 BEDS | 4 BATHS | 2,986SF | \$5,750,000



Triplex Penthouse with big views

Conveniently positioned high above Central Chelsea, equidistant to West Chelsea/Hudson Yards, the Flatiron District/Union Square, and Greenwich Village just four streets south, this impressive Triplex penthouse delivers unprecedented volume, light, and big views. While the building is boutique-scaled, it boasts an impressive array of amenities, including a 24-hour doorman, swimming pool, and fitness center.

166 West 18th Street, Chelsea

3 BED | 4.5 BATH | \$6,500,000



Newly Renovated 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 | \$1,295,000



FIFTH AVENUE - Prize Park Front Duplex

This trophy residence comprises two full private floors facing South, and West onto Central Park. 30 large windows with over 250ft of frontage embrace views and south-western light in this superb residence that has undergone a meticulous contemporary-classic gut renovation of the very highest order. Exquisitely maintained, recently updated, with 4 fireplaces, this home boasts elegantly proportioned rooms with 10' 5" ceiling heights, perfect for serious art collectors.

950 Fifth Ave, Lenox Hill

5 BED | 5 BATH | \$20,000,000



|||
N°33
PARK ROW
ALMOST 90% SOLD!

No. 33 Park Row, PH1 - 4 Beds, 4.5 Baths, \$13,75M

Overlooking Tribeca and City Hall Park, this is the first residential property in New York City by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners. This instant landmark joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park, London, the Centre Pompidou, Paris, and One Monte Carlo, Monaco.

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, 18B

2 BEDS | 2.5 BATHS | \$4,500,000 - NEW PRICE!

Dramatic corner home with park views



Annabelle Selldorf Duplex Penthouse

TWO Terraces! An exceptional, MINT 3-bedroom duplex with two private terraces, one leading off the living room: Perched on West Chelsea's prized Contemporary Art Gallery Block at the corner of 22nd Street, across from Clement Clarke Moore Park and hovering above the Highline Park, Park House Chelsea Condominium was designed by AD 100 Selldorf Architects with an understated, modernist-inspired design and intentional longevity built to last.

500 WEST 22ND STREET, WEST CHELSEA
3 BEDS | 3.5 BATHS | 3,005SF | \$7,495,000



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



COMPASS



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

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