



92 Laight Street, 3ABC

TRIBECA | 4-5 BEDS | 5,5 BATHS | \$16,000,000

Fortuitously perched along the prime southwest corner of one of Tribeca's prized full-service condominiums, this magnificent, 4,400 square foot true four-bedroom (plus study and playroom) apartment was recently renovated to the most exacting standards by Platt Dana Architects and Marie-Christine Designs. Aside from the exquisite, timeless finishes and attention to detail throughout, this exceptional home is defined by its gracious layout, 72-feet of western frontage, outstanding proportions, unobstructed Hudson River views, and superb and enduring sunlight.



2026: The Year Of Housing Affordability?

What if the Federal Government **forces** local governments to sharply adjust their zoning restrictions? Anyone doubting this could happen, think again... it is being actively discussed based on what we are hearing....

This world often sees extreme ideologies get the most attention, and then they are enacted/tested only to discover extremes usually produce really bad results. Lots of New York and surrounding areas have zoning that exists at the extremes: some areas allow for 1,000ft tall towers and extremely high density and others only allow 60 feet or less. Surely there is something practical, sane, somewhere in between this? Zoning that works based on the area's character and composition?

The problem with massive increases in zoning density is that often it results in some truly hideous structures built with little to no regard to the neighborhood. Those who build these completely out-of-scale properties have bold arguments why a building free-for-all is good for the economy, although they never want to address how a new building that is hideous and over-scaled can devalue surrounding buildings. When that happens, owners seek reductions in their real estate assessments....which leads often - not always - to lowered real estate tax bills....which

results in everyone else having to pay more to compensate for this loss of income. Will local governments introduce notable efficiencies to bring down spending? Wishful thinking, especially when New York's massive pension liabilities are inadequately funded already. New York needs affordable housing...including for middle class people who are often ignored in this discussion.

Allow zoning to result in an ugly city and it can also reduce visitors/tourist appeal....and spending....and sales taxes. Ex-Mayor Adam's CITY OF YES program was a rather great overhaul of NYC's zoning laws to allow for incremental housing growth everywhere, enabling Accessory Dwelling Units (ADUs), supporting affordable housing creation via bonuses, reducing parking minimums, converting commercial spaces to residential, and streamlining rules for green energy and economic growth, all aiming to add thousands of homes, revitalize main streets, and create jobs. Its impact will take time but could be enormous.

Does Greenwich Village need an 80-story tower in its midst? Hardly. Could some buildings build a bit taller and larger? Of course. LS

WISHING YOU A VERY HAPPY, HEALTHY 2026!

Did You Know?

01

New York's major 5th Avenue pedestrian zone redesign construction, transforming the corridor between Bryant Park and Central Park begins in 2028.

02

Onassis ONX—the Onassis Foundation's lab (XR, AI and immersive performance) opens in Tribeca, with an experimental, 6,000sf studio at Broadway and Walker Street.

03

New York will be a hotbed of birthday activity for America's big (250 Year) semiquincentennial.



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



27 Wooster Street, Penthouse | SOHO

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

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

Monthly Market Insights

DECEMBER 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	301	BROOKLYN	265	COMBINED	-2.5%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	303	BROOKLYN	216	COMBINED	SAME
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	20	BROOKLYN	25	COMBINED	-56%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	9	BROOKLYN	7	COMBINED	-65%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	16	BROOKLYN	0	COMBINED	-27%
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Insights:

Signed contract volume pulled back again in December as expected. Decembers are traditionally slower, although this does not qualify as a SLOW December even though down compared to December 2024 Rates JUST slipped closer to 6% after a brief mini-surge. January will be an important month to watch as both November and December showed slowing....then again, several large signed contracts are not being registered anywhere so the higher end may be far stronger than it appears.

LUXEfind

Google-Disney-ville - or Hudson Square - is seeing a big chunk of new restaurants: Eleven Madison Park creator Daniel Humm plans an as yet undescribed, 5,000sf restaurant at 435 Hudson St. later this year. Cesar Ramirez's Cesar at 333 Hudson St. just earned a second Michelin star. Chef Flynn McGarry's Cove opened in October at 285 W. Houston St.





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

|||
N°33
PARK ROW
90% SOLD!

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



166 West 18th Street, PHB

3 BEDS | 3.5 BATHS | 3,008SF \$6,500,000

This immaculately maintained pristine 3 bedroom, 3 bathroom, 1 powder room penthouse is perfectly proportioned, including two private terraces. Upon entry off the semi-private landing, you are immediately drawn to the living room with its three walls of 20ft+ floor-to-ceiling windows that embrace the breathtaking views North, East and West. Large expanses of glass facing north allow you to keep the shades up all day to appreciate the views fully.



Sprawling TriBeCa home by Platt Dana Architects and Marie-Christine Designs.

Fortuitously perched along the prime southwest corner of one of Tribeca's prized full-service condominiums, this magnificent, 4,400 square foot true four-bedroom (plus study and playroom) apartment was recently renovated to the most exacting standards. Aside from the exquisite, timeless finishes and attention to detail throughout, this exceptional home is defined by its gracious layout, 72-feet of western frontage, outstanding proportions, unobstructed Hudson River views, and superb and enduring sunlight.

92 LAIGHT STREET, TRIBECA

5 BEDS | 5.5 BATHS | 4,370SF | \$16,000,000



49 Indian Hill Road, Pound Ridge, NY

3 BED | 3.5 BATH | \$4,300,000

Magnificent Contemporary Masterpiece

A Fully Renovated/Rebuilt Perfectly Scaled Sanctuary with Indoor Swimming Pool & Exquisite Gardens
Inspired by Japanese Design, Just 1 Hour From Manhattan. Co-exclusive with Melissa Marcogliese



Annabelle Selldorf Duplex Penthouse

TWO Terraces! An exceptional, MINT 3-bedroom duplex with two private terraces, one leading off the living room.

500 West 22nd Street, West Chelsea

2 BED | 2 BATH | \$8,500,000



For Terrace Lovers!

A 32-foot long (320sf) terrace is but one exceptional feature of this renovated, mint, move-in, 3-bedroom, 3-bathroom beauty located in a prime building on Fifth Avenue/Central Park, close to the New York Met and so much more.

1025 FIFTH AVENUE, UPPER EAST SIDE
3 BEDS | 3 BATHS | \$3,700,000



LEONARD



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