



**1025 Fifth Avenue, 11EN**

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

Terrace lovers! Met Lovers! Central Park 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. (Next to 1122 Madison...)



## DRAMA-NUMB

Dramamine is an antihistamine primarily used to prevent and treat nausea, vomiting, and dizziness associated with motion sickness. Almost every week, the motions in our news cycle tend to fuel these symptoms. However, it seems that as each year passes and we entrench ourselves more in the virtual world, the harsh realities seem to bother us less.... are we becoming Drama-NUMB?

All things considered with wars raging in Ukraine and the Middle East, government dysfunction, a brutally cold winter, the stock markets in correction territory, even gold down, our real estate market remain resilient as life - and buying and selling homes - simply marches on.... What is the alternative? Its when people see big corrections in equities and gold, that many turn their attention back to.....real estate. Especially the kind we sell that serves an essential need. Now with elevated inflation rearing its ugly head again, we are reminded that those who

weathered the 2019-2024 inflationary surge best owned assets... including homes.

Wars, Covid, 2008/9 market crashes, New York City budget crises, 9/11, the list goes on. It seems so much happens, almost relentlessly, that people are appearing to becoming less reactive to the roller coaster ride? The data implies this....

Is social media actually providing one real benefit by educating many around financial literacy? If anything, the message around panic-selling and how that almost always leads to bad losses, is helpful.

Too much information around real estate in A.I. and social media is painfully incomplete, misleading or downright inaccurate. Drama definitely sells, but it can create and promote false narratives and new 'realities' far removed from reality. Repetition of bad information leads to that information becoming 'fact'.

# Did You Know?

## 01

Manhattan has 1 millionaire for every 21 residents....but lets not forget if you own a studio apartment, that alone might be worth \$1 million....

## 02

WeWork is far from dead... WeWork just signed a lease for 37,000sf at 511 Fifth Ave. adding to its growing, 3.3 million-sf portfolio of NYC space part of a global portfolio of .....45 million sf.....WeGrow?

## 03

Zillow Previews Diverts Many Buyer Inquiries to random (paying?) agents that may not know the property. On Redfin.com, all inquiries come directly to the listing agent who knows best!



## Park House

WEST CHELSEA

West Chelsea Penthouse with TWO private terraces - brand new, immediate delivery -designed by Annabelle Selldorf. Sponsor condo, not subject to approvals.

At the corner of West Chelsea's prized Contemporary Art Gallery Block at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park and hovering above - yet removed from - the Highline Park, this penthouse is perched atop Park House Chelsea, the final unit of a collection of 10 meticulously designed residences by Annabelle Selldorf, founder of the eponymous Selldorf Architects.

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

# Monthly Market Insights

MARCH 2026 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	<b>429</b>	BROOKLYN	<b>299</b>	COMBINED	<b>+45%</b>
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## **midiLUXE** *(properties priced \$1-3 million)*

MANHATTAN	<b>396</b>	BROOKLYN	<b>269</b>	COMBINED	<b>+68%</b>
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## **CenterLUXE** *(properties priced \$3-5 million)*

MANHATTAN	<b>113</b>	BROOKLYN	<b>35</b>	COMBINED	<b>+49.5%</b>
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## **ultraLUXE** *(properties priced \$5-10 million)*

MANHATTAN	<b>69</b>	BROOKLYN	<b>4</b>	COMBINED	<b>+12.3%</b>
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## **megaLUXE** *(properties priced \$10 million-plus)*

MANHATTAN	<b>32</b>	BROOKLYN	<b>0</b>	COMBINED	<b>-27%</b>
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### Insights:

Every classification saw notable double-digit signed contract volume increases compared to February except for the \$10million-plus segment that dipped after a massive surge in February.

**LUXEfind** Iconic Wall Street restaurant DELMONICO's is coming to Midtown New York at the old KNOLL showroom on Sixth Avenue at 54th Street.

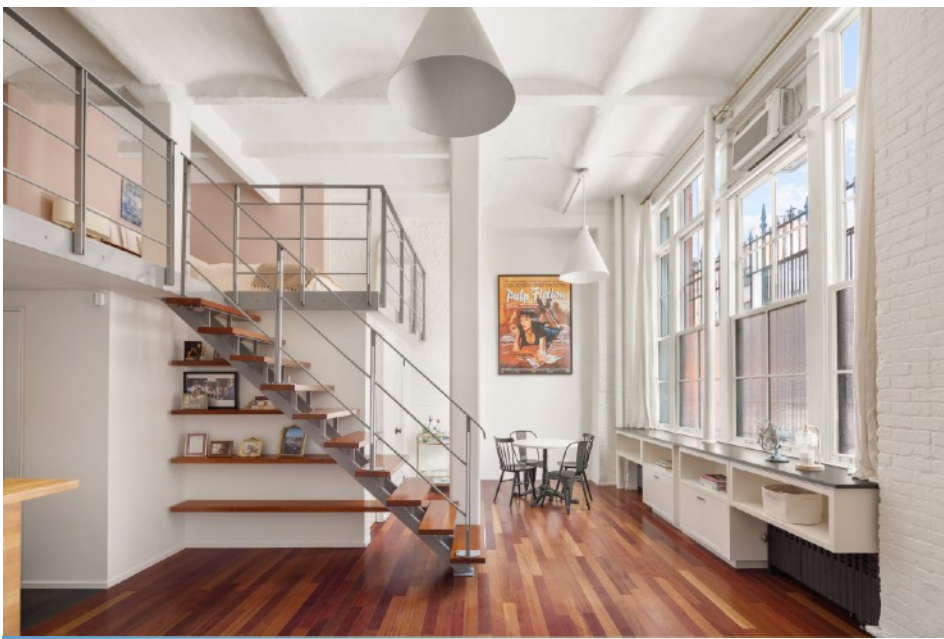




**NEW: 114 Liberty St, 4th Floor**

5 BEDS | 5.5 BATHS | 5,366SF \$25K/MONTH  
ALSO AVAILABLE FOR SALE

This exceptional 70ft wide private full-floor CONDO loft - featured in ELLE DECOR - is a vision of sublime design. Located a few blocks south of TriBeCa in the heart of the most vibrant and convenient neighborhood, moments from Printemps, Whole Foods, Eataly, and multiple transportation lines, this home offers the ultimate luxury....space!



**Prime West Village Dream Loft**

This architecturally significant West Village duplex impresses immediately with soaring 14-foot barrel-vaulted ceilings and dreamy natural light streaming through a row of 10-foot-tall East-facing windows overlooking Greenwich Street, possibly one of the most attractive parts of the entire West Village. This quintessential downtown loft fuses industrial pre-war elements with modern touches to create a cohesive, contemporary home.

**720 GREENWICH STREET, WEST VILLAGE**  
1 BEDS | 1 BATHS | \$1,750,000



**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 - Now Offered Fully Furnished!**

3 BEDS | 3.5 BATHS | \$5,450,000

Dramatic home with protected views overlooking City Hall Park

[NO33PARKROW.COM](http://NO33PARKROW.COM)



## Calling all 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 much more. (Image digitally staged)

1025 Fifth Avenue, Upper East Side

3 BED | 3 BATH | \$3,700,000



## NEW! UPPER EAST SIDE PRIME - Single Family Conversion Opportunity

Located alongside one of Manhattan's most prestigious Park Avenue co-operatives on a distinctive Upper East Side townhouse row, just 900ft from Central Park, this 20-foot-wide, 5-story residence with a distinctive, disciplined classic facade, is currently divided into multiple apartments and an office offering an exceptional opportunity for single-family conversion....or a combination with its perfectly aligned neighbor to create a 40-ft wide mansion with over 13,000sf of unused F.A.R. that could allow for notable expansion and/or the sale of air rights. Or generate instant rental income from multiple units.

53 East 67th Street, Upper East Side

6,742SF | \$9,250,000



**CONTRACT SIGNED! 49 Indian Hill Road, Pound Ridge, NY**

3 BEDS | 4 BATHS | 5,342SF \$3,850,000

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



**CARNEGIE HILL: Renovated Queen Anne Style Townhouse**

This gracious, surprisingly spacious-feeling home with 4-bedrooms and 5 bathrooms is light-filled and voluminous, with multiple private outdoor spaces and an enchanting south-facing garden. While many of the original details from the 1800s have been preserved, this home, designed by architectural firm Weber and Drosser in 1887, has been fully updated and modernized to function beautifully in the 21st century.

**128 EAST 92ND STREET, UPPER EAST SIDE**  
4 BEDS | 5 BATHS | \$7,900,000



## NEW! Convenience! Light! Views! Scale! UPPER EAST SIDE

This high-floor 2-bedroom, 2-bathroom home is both gracious and practical, located in possibly the most convenient and accessible location in all of the Upper East Side.

**135 EAST 83RD STREET, 14D**  
2 BEDS | 2 BATHS | POA



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

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