



720 Greenwich Street

WEST VILLAGE | 1 BEDS | 1 BATHS | \$1,750,000

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.



SPRING FLING!

The 10-year Treasury dipped below 4% and mortgage rates followed suit. Bonus season payouts are in full swing. Many are receiving increased tax refunds. Wages are up a bit. Equities are near record highs. The US economy is growing slowly but surely. Inflation is hovering around 3%, although still sticky. Spring - usually the best market - is a few days away. We lost many work days due to bad weather that usually triggers buyer buildup. Already, we are seeing a very impressive number of big-ticket sales, an early indicator. New York City did not experience the massive price inflation that other parts of the US saw post-COVID, after the price surge between 2012-2016. Replacement costs now often far exceed many asking prices. Construction of new apartments in prime locations is limited and bound to be notably more expensive due to higher land, labor and materials costs. Add all of this up, and what do you get? A pretty strong recipe for a very strong SPRING MARKET. While New York City faces multiple challenges, it is still New York City, and there is simply no other place on earth quite like it, warts and all. (Not even close.)

COMING SOON? There is so much mis-information about what a COMING SOON listing is, so here is the reality: this is simply a marketing period when a home listing is not widely distributed to all search engines. This is an option sellers use to - amongst other things - complete staging, do minor repairs, resolve family matters, etc and also gauge pricing. It can generate excitement. Pricing correctly often makes a difference, and testing a price during a coming soon period without accruing days on the market - which is usually used against you - is wise for some, not all. It has to be a seller choice. These coming soon listings are searchable by all agents and consumers, but they are not blasted everywhere all at once, contrary to what some are spewing.

Some search engines tried to punish sellers who listed their homes this way, but now COMPASS has a strategic partnership with Rocket-Redfin to display all who choose their coming soon listing to be searchable.....reaching over 60 million viewers!

Did You Know?

01

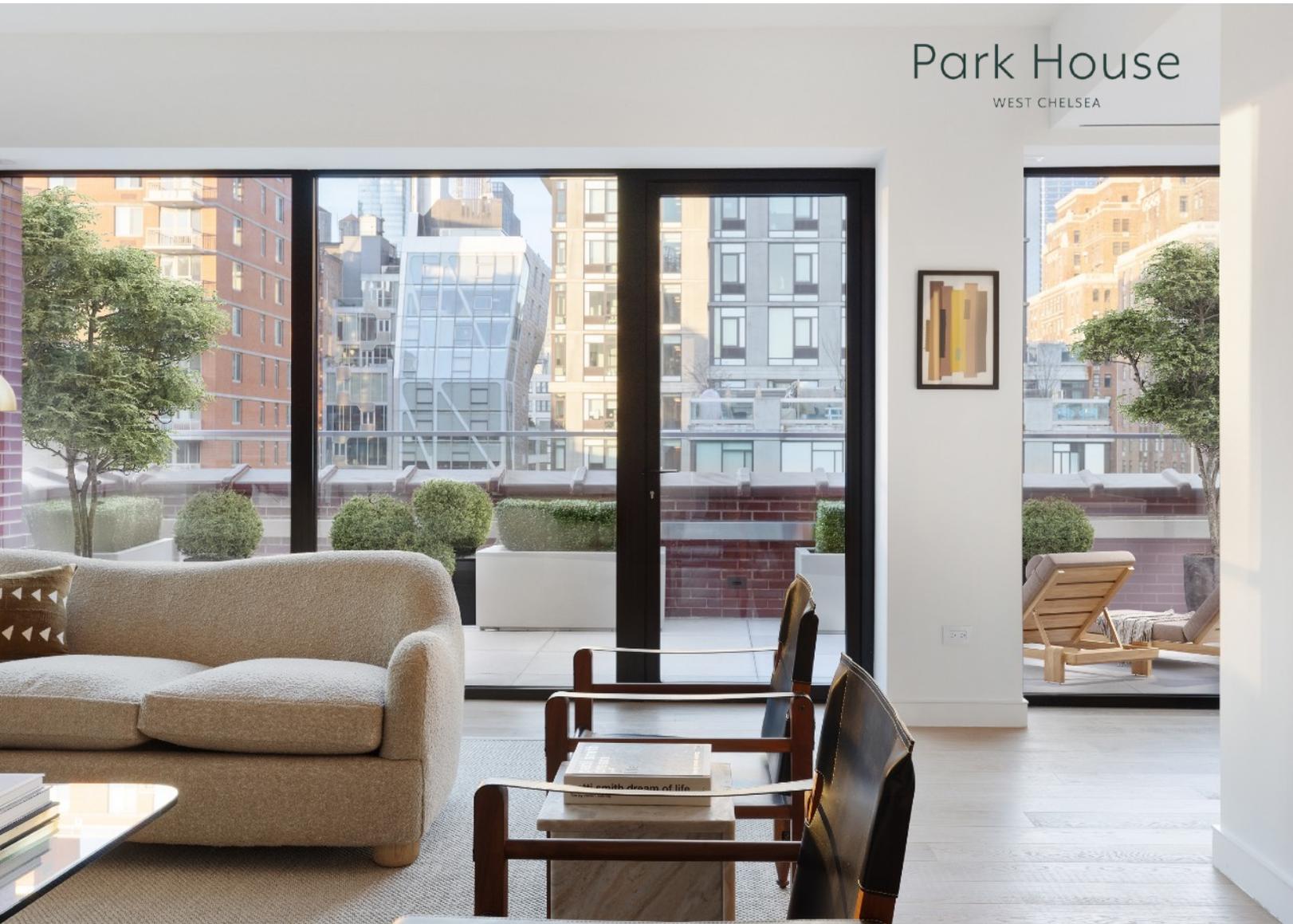
DOWNTOWN Manhattan saw more leasing activity than any other year since 20-19 as the area emerges as a full-baked neighborhood.

02

One of the most anticipated fine-dining ventures of the year, OYATTE, by Chef Hasung Lee, a vet of The French Laundry and Atomix, opens in Murray Hill.

03

Will Sunnyside Queens get the \$21 billion, 12,000-unit Affordable Housing being discussed? How is \$1,75m per unit affordable?



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



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

NO33PARKROW.COM

Monthly Market Insights

FEBRUARY 2026 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	283	BROOKLYN	218	COMBINED	+0.05%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	298	BROOKLYN	197	COMBINED	+9.2%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	78	BROOKLYN	21	COMBINED	-12.3%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	58	BROOKLYN	7	COMBINED	+16%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	42	BROOKLYN	2	COMBINED	+109.5%
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Insights:

The K-Shaped recovery of January extended into February and was especially notable on the very high end where activity in the \$10 million-plus sector soared an impressive triple digits...wow!

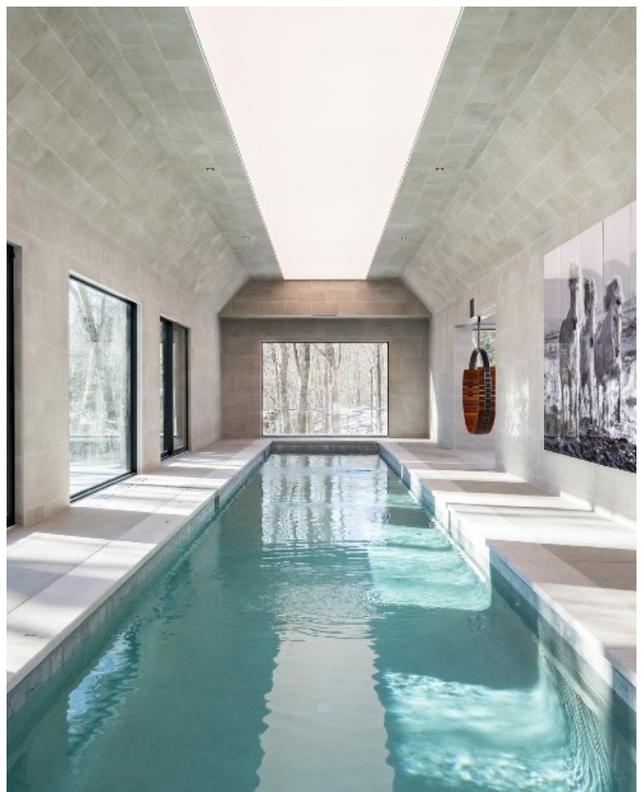
LUXEfind Sadly, THE TIN BUILDING has closed down....but in its place comes the BALLOON MUSEUM!





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

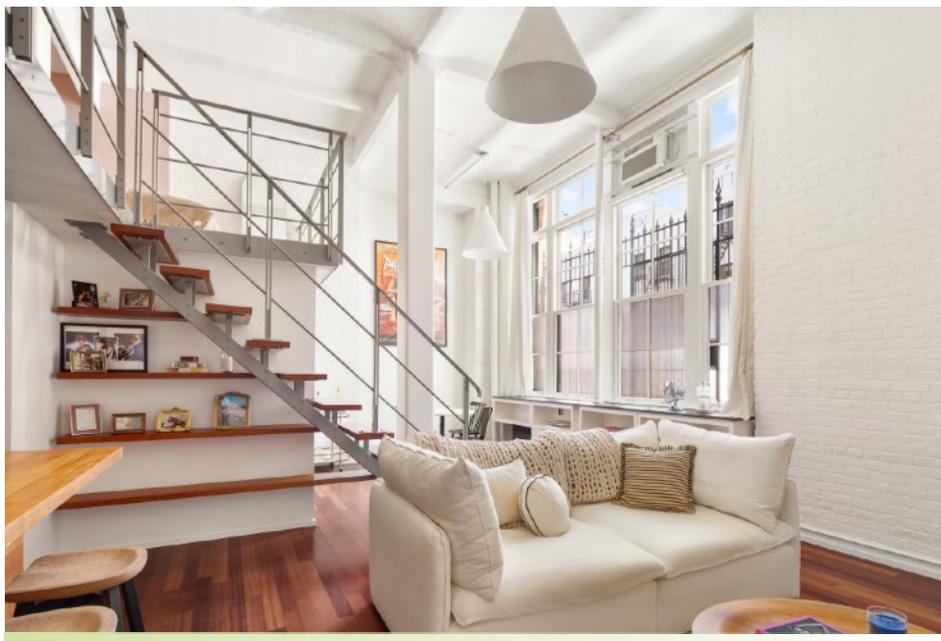




33 Park Row, 6B

2 BEDS | 2.5 BATHS | 1,414SF \$3,500,000

COMPELLING PARK-FRONT PRICING: The 6th floor is universally considered the perfect elevation for a home facing a park: This generously proportioned, almost brand new split two-bedroom, two-and-a-half-bathroom residence features soaring 11-foot ceilings and floor-to-ceiling windows that embrace sweeping, protected tree-top views over City Hall Park towards Tribeca and The Woolworth Building, the ultimate perch allowing you to experience the park from almost every part of this truly magnificent home.



Prime West Village Dream Loft

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



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

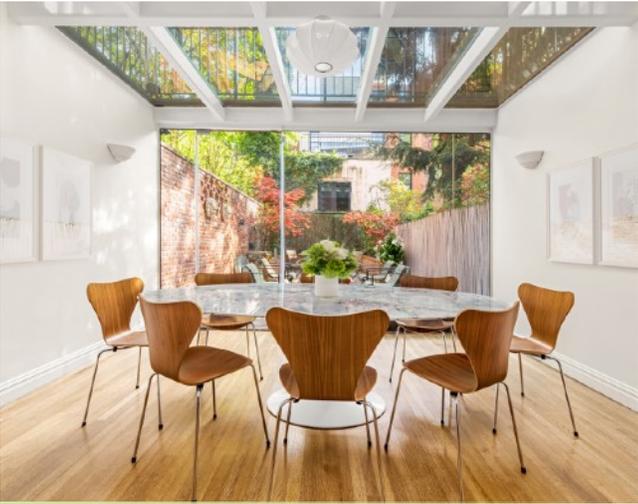


NEW! UPPER EAST SIDE PRIME - Single Family Conversion Opportunity

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



COMING SOON: Renovated Townhouse in Prime Carnegie Hill

COMING SOON: A renovated townhouse in the heart of Carnegie Hill

128 EAST 92ND STREET, UPPER EAST SIDE
4 BEDS | 4.5 BATHS |



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

COMPASS

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