

**MASSIVE FULL FLOOR LOFT**

205 WEST 19TH STREET | \$9.5M



Massive, private, 70-foot wide, full-floor, 5,400sf townhouse-scale-on-one-floor loft living at its best in this fully renovated, capacious high-floor home with soaring exposed concrete ceilings, four exposures, 25 windows, superb year-round light and views.

## NEW YORK CITY INFLATION vs. US INFLATION

While the US experiences elevated inflation - around 3.4% - New York City area's inflation rate is far higher..... 4.3% as of August 2026, according to the U.S. Bureau of Labor Statistics, over 26% higher than the national average. Both Federal and Local politicians have failed miserably on their promises to bring costs down: did anyone believe those promises? Yes, lowering inflation may have been possible (ie: the rate at which prices rise), but lowering PRICES? There are some bright spots, but for the most part, inflation is sticky, and its uncertain whether higher borrowing costs can tame this. They may actually have the opposite effect.

While everyone blames one another, we might instead look to other parts of the US to see where inflation is lower....and why. Houston and Phoenix may teach us some lessons: As of August 2026, the annual inflation rate was 1.3% in the Houston metro area and 2.5% in Phoenix, both remaining below the national average of 3.4: why? Housing!

Housing is the number one expense for the average American household, accounting for roughly 30-33% of total annual spending. Rent freezes provide temporary relief for some, at the expense of others. Its not just a shortage of AFFORDABLE housing: we have a shortage of less affordable move-in ready housing too. Yes, the middle and upper middle classes matter too, surely? The term "RICH" is applied to far too many, too broadly these days with little consideration for location: a millionaire sounds rich but in New York City, that is akin to studio-level rich.

While accelerating the building of affordable housing is essential, this cannot be achieved if the mathematics does not pencil out. We currently have a new development that has been waiting for MONTHS for a simple DOB sign-off. This inefficiency needs to be addressed with the same urgency as planting trees, another important effort but maybe one that is less impactful on our immediate needs?

# Did You Know?

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## 01

Manhattan residents operate at carbon footprint levels comparable to citizens in efficient European nations like Sweden.



**256 East 4th Street** is a luxury boutique new development — an exclusive collection of six-unit condominium nestled between Avenues B and C in the heart of the East Village, featuring a video intercom system with remote access that allows residents to receive packages remotely. A short walk puts you at the F, J, M, Z, and L subway lines, surrounded by legendary restaurants, independent shops, and the kind of street life that reminds you why you moved to New York. Tompkins Square Park is your backyard. Culture, nightlife, and real community are your neighbors.

The complete offering terms are in an offering plan available from the Sponsor. File No. CD25-0310

## 02

New York City is the second most walkable city in the US, just a fraction behind San Francisco. BUT...NYC has a property crime rate per capital 40-60% lower.



**27 Wooster Street, Penthouse | 4-5 Beds | 4+ Baths | \$30,000,000 | SOHO**

Extraordinary 6,700sf Non-A.I.R. Soho Penthouse With Wraparound Terraces, Private Swimming Pool, Parking And Panoramic Views

# Monthly Market Insights

SEPTEMBER 2026 SIGNED CONTRACT ACTIVITY



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

|           |     |          |     |          |        |
|-----------|-----|----------|-----|----------|--------|
| MANHATTAN | 277 | BROOKLYN | 248 | COMBINED | +2.33% |
|-----------|-----|----------|-----|----------|--------|

## **midiLUXE** *(properties priced \$1-3 million)*

|           |     |          |     |          |     |
|-----------|-----|----------|-----|----------|-----|
| MANHATTAN | 208 | BROOKLYN | 238 | COMBINED | -6% |
|-----------|-----|----------|-----|----------|-----|

## **CenterLUXE** *(properties priced \$3-5 million)*

|           |    |          |    |          |     |
|-----------|----|----------|----|----------|-----|
| MANHATTAN | 71 | BROOKLYN | 25 | COMBINED | +1% |
|-----------|----|----------|----|----------|-----|

## **ultraLUXE** *(properties priced \$5-10 million)*

|           |    |          |    |          |      |
|-----------|----|----------|----|----------|------|
| MANHATTAN | 42 | BROOKLYN | 13 | COMBINED | +31% |
|-----------|----|----------|----|----------|------|

## **megaLUXE** *(properties priced \$10 million-plus)*

|           |    |          |   |          |      |
|-----------|----|----------|---|----------|------|
| MANHATTAN | 10 | BROOKLYN | 0 | COMBINED | -28% |
|-----------|----|----------|---|----------|------|

### Insights:

Signed contract volume was somewhat similar compared to August, with the \$10m-plus category weakest....but very similar to 2025. Usually the FALL MARKET starts.....when Fall starts. Around now. Already this week a \$30m-plus Tribeca apartment went to contract, hopefully a sign of things to come.....

**LUXE***find*

NELLO returns to Manhattan....now Midtown on West 55th Street close to 6th Avenue.....





### 277 Fifth Ave, NOMAD

3 BEDS | 3.5 BATHS | \$9,990,000

Be prepared to be wowed: this brand new, magical penthouse-style Fifth Avenue 3-bedroom apartment in the sky with a private loggia terrace features exceptional double-height ceilings and Tri-State views that take your breath away in three directions: South, East, and North.

The complete offering terms are in an offering plan amendment available from Successor Sponsor. File No. Cd17-0021. Equal Housing Opportunity.



### 277 Fifth Avenue, NOMAD

4 BEDS | 4 BATHS | \$15,000,000

The iconic Empire State Building blurs the lines between architecture and sculpture, a focal point reminding you that you are in center of the most exciting city in the world. This penthouse encourages entertaining on a lavish scale.

The complete offering terms are in an offering plan amendment available from Successor Sponsor. File No. Cd17-0021. Equal Housing Opportunity.



### 25 Grace Ct, Brooklyn Heights

7 BEDS | 4.5 BATHS | \$14,500,000

One of the most significant 30-foot wide townhouses on possibly the most beautiful block in Brooklyn Heights: Steeped in history, yet extensively renovated to meet the needs and demands of today, 25 Grace Court was originally built in 1861, constructed, as were all the rowhouses in the Heights, as a one-family home for its owner. Unlike its Italianate neighbors, the house has a lower stoop and a distinctive angled bay window on the parlor level with a building-wide balcony above.





**33 Park Row, PH - TriDi**  
4 BEDS | 4+ BATHS | \$13,485,000

Penthouse One - the pinnacle penthouse - at N°33 Park Row presents an extraordinary four-bedroom, four-and-two-half bathroom duplex layout spanning 3,534 square feet, with two private elevator landings and breathtaking 15-foot ceilings perched atop the only residential property in New York City designed by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners. This striking tower joins RSH's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.



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**N°33  
PARK ROW**

The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278

Residence 16A features three bedrooms, three-and-a-half bathrooms, gracious proportions of 2,183 SqFt, and a private elevator vestibule. The interiors feature stunning 11-foot-high ceilings and wall-to-wall, floor-to-ceiling windows overlooking City Hall Park. It is a remarkable and delightful pairing directly from the minds of Rogers Stirk Harbour + Partners. Living and entertaining spaces in N°33 Park Row's residences highlight unobstructed, forever-preserved views over City Hall Park, along with the uniquely beautiful qualities of northern light.

**33 PARK ROW, 16A**  
3 BEDS | 3.5 BATHS | \$5,325,000



### 60 West 20th Street, Flatiron

3 BEDS | 2.5 BATHS | \$9,495,000

Pristine Penthouse with 3,000sf garden roof terrace



### 53 East 67th Street, Upper East Side

8 BEDS | 10 BATHS | \$8,750,000

Exceptional opportunity for investors or single family conversion.



### Large Prime Chelsea Corner Loft

Bring your designer/architect to create a masterpiece in this dreamy south west corner loft with spectacular ceiling heights. Virtually Staged.

**166 WEST 15TH STREET, CHELSEA**  
3 BEDS | 2-2.5 BATHS | \$2,995,000



**221 West 21st Street, Chelsea** - 1 Beds , 1 Baths - \$997,500

Renovated home with a private garden and wood burning fireplace.



**305 West 86th Street, UWS** - 2 Beds , 2 Baths - \$1,500,000

Renovated home with a private garden and wood burning fireplace.



**451 Broome Street, SOHO** - 2 Beds , 2 Baths - \$4,000,000

Authentic Corner Loft



**123 East 75th Street, UES** - NEW!

A corner 1-bedroom in a doorman building on a prime block close to everything! (Virtually staged image)



**110 3rd Ave, Greenwich Village** - 3 Beds , 2.5 Baths - \$2,950,000

Turnkey spacious condo with a terrace



## SOHO Corner home designed by Thomas Juul Hansen - NEW!

This perfectly scaled three-bedroom, three-and-one-half-bathroom Soho apartment is the first re-sale of this impeccable Soho Modern Classic Condominium home by esteemed architects, Kohn Pederson Fox Associates, discreetly located and convenient to all things wonderful about Soho as well as Tribeca to the South and Hudson Square - or Google-Disney-ville - to the West.

**27 WOOSTER ST, SOHO**  
3 BEDS | 3.5 BATHS | \$6,950,000



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



COMPASS



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