

April 14, 2021



Spring Has Sprung - April 2021

The first quarter of 2021 concluded so strongly that many think the Spring selling season started early this year. The month of March was the strongest March since 2007 as motivated buyers continue to flood the market.

Housing in much of the country is experiencing an inventory shortage, with Manhattan now experiencing the same effects. Despite the hype, it is important for buyers and sellers to remember that NYS and NYC still face challenges in recovery, and mispriced properties will not sell.



A New Roaring '20s?

New tax laws for high earners and the ever looming Pied-à-Terre tax, which is not currently in the proposed budget, remain a reason some buyers are still hesitant to enter the market. Investors, who previously represented a material portion of condo market buyers have returned. Although this time, they maintain greater caution given the nationwide ban on evictions and other laws that favor tenants.

As NYC begins to reopen, the “roaring '20s” analogy is holding true. Restaurants with both indoor and outdoor dining are booked nightly, while comedy clubs and other indoor shows are also reserved. The heartbeat of NYC seems to be quickly returning with more events appearing daily.

*check out the bolded words for helpful links and references.

The Market at a Glance



Number of contracts signed in Manhattan from 2019 - present.

Fun Reads

Here are a few fun articles worth sharing.

Big News for Co-Op Boards

Secrecy surrounding NYC Co-Op board decisions could come to an end if a state bill that would require boards to explain why they rejected a buyer becomes law.

By Emily Myers, Brick Underground



Create More Space

Here are 35 tips to help make your closet feel bigger all while organizing your clothes and making everything easier to find. Read on to learn how to organize any and all closets.

By [Hadley Mendelsohn, House Beautiful](#)



Happening Around NYC

A New Indoor Light & Sound Show

Blindness, the socially-distanced sound and light experience will feature "state of the art design [that] unveils the gripping story of a world changed forever, reminding us that from the darkness, we will all emerge stronger." [Click here](#) for tickets.



Social Distance Hall

SOCIAL! the social distance dance club is an "interactive music and movement-based experience" where audience members can dance in their own socially distanced spotlights. [Click here](#) for more information.



Featured Sale

110 Third Avenue, #14D

This well laid out 1103 SF two bedroom, two bath home is situated on the southeast corner of 110 Third Avenue, a highly desirable boutique condo at the nexus of Union Square and the East Village. A sought after D line, the floor to ceiling windows offer expansive city views and natural light pours into the apartment throughout the whole day. [Click here](#) to learn more.

2021 First Quarter

Sales in Contract and Rentals

Q1 2021 was a busy one! Proudly closing out the 1st quarter of 2021 strong. Looking forward to continuing this trend as we move into Q2. Check out all of our great sales in contract and rentals in our [video here](#).



The Team



Jessica Levine
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Ariel Frankel
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We are always looking to partner with other realtors and currently have partnerships globally and internationally!
For more information, [email Jessica Levine](#).

[Check Out All Our Current Listings](#)