

# What's happening in NYC real estate

## August 2025

The summer is winding down as we send it off with a nice long Labor Day Weekend. Although it's always nice to escape the heat, this summer in the city felt pretty peaceful and, like the rest of the year, went by quickly. As we say goodbye to summer, it's time to prepare to finish the year strong.

NYC real estate took a bit of a nap this summer after an impressive spring season. As you may remember, spring was very strong with Q2 sales hitting multi-year highs. The sales market tallied nearly \$7B in volume, with a record 69% of transactions all-cash. The market was moving full steam ahead, so a pullback was inevitable — and the summer delivered. Listing inventory tightened, and contract activity cooled. The question now is whether this is just a seasonal slowdown or the start of a larger trend.

Looking ahead, fall is shaping up to be even stronger than spring. The summer was defined by caution and selectivity — buyers enjoyed holding the upper hand and took their time identifying good opportunities. But with mortgage rates expected to come down in the months ahead, we anticipate competition to increase. Brokers are already reporting steady declines, which will help affordability. And with rents stubbornly holding at record highs, more renters are likely to become buyers.

The LIVNY team has been busy helping clients navigate this quieter market. For sellers, that's meant staging and even renovating apartments to meet the higher bar buyers are demanding. For buyers, that's meant finding value in a selective environment — and we secured some very attractive purchases this summer. Whatever your next move may be, preparation is key, and we're here to make sure you're ready.

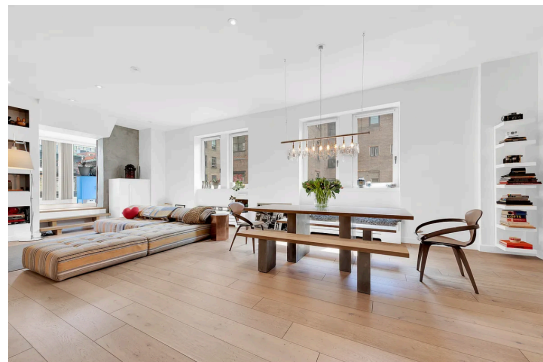
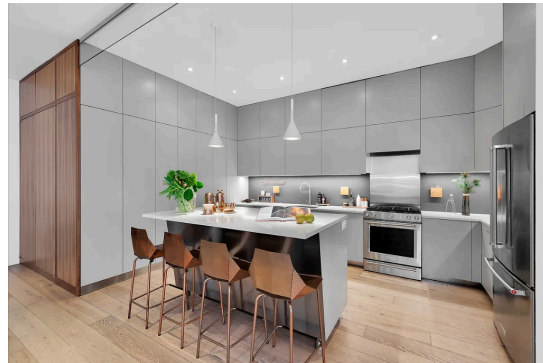
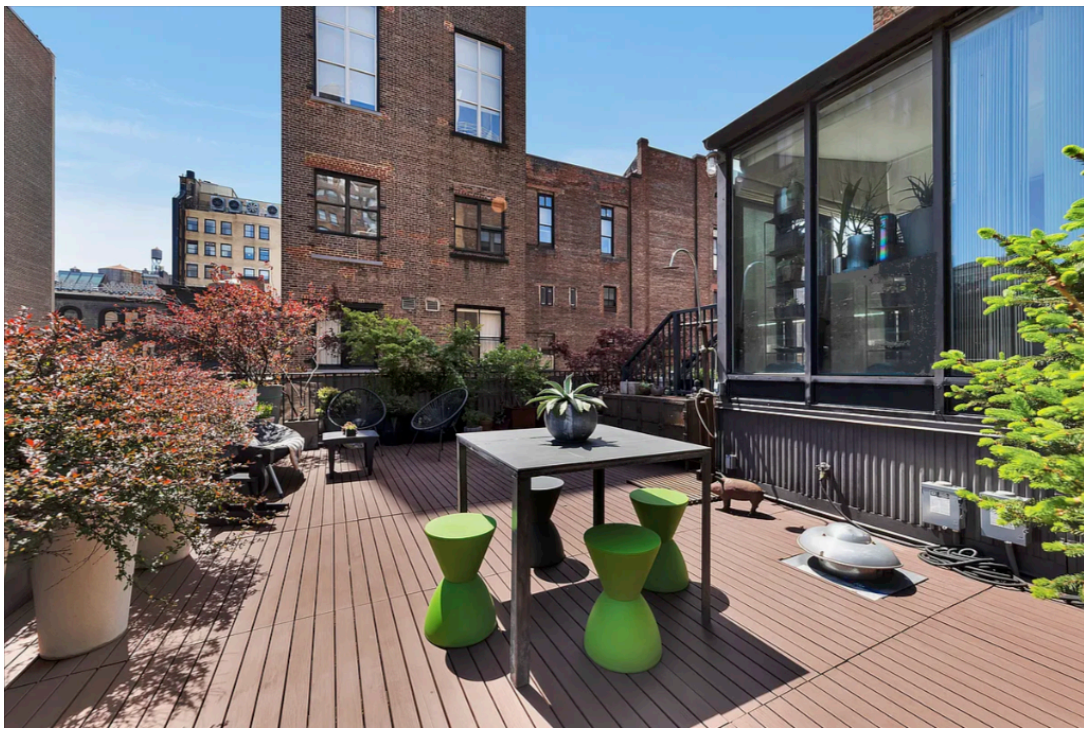
The spotlight this month is on 80 Clarkson, the newest mark on the downtown skyline. Developed by Zeckendorf and designed by COOKFOX, the project combines limestone grandeur with green terraces and an air of exclusivity that's already captured serious buyers. Apartments are being released just a few at a time, reinforcing the rarity of ownership here.

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### 129 Fifth Avenue 601

A rare true Flatiron LOFT with a PRIVATE terraced outdoor oasis complete with your own OUTDOOR SHOWER await.

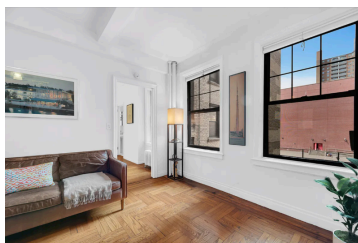
Don't miss this exquisitely designed open loft flooded with southern light and quintessential New York City views. Original details of this loft include cast iron columns and soaring ceilings, a large open kitchen / dining and living area along with a rare sunroom that doubles as a lovely home-office or guest bedroom, a very flexible happy space. Well laid out, no inch has been forgotten with ample storage and considered finishes throughout.



On the market...



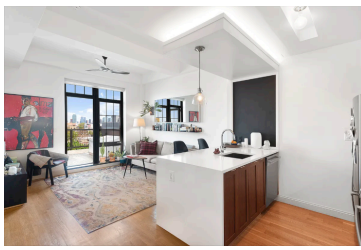
261 West 22nd Street  
Inexpensive Chelsea 2 Bed



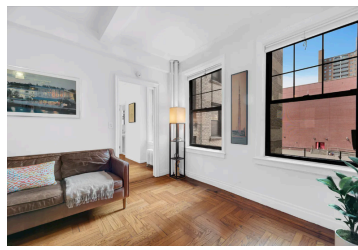
141 East 3rd Street  
Quintessential East Village



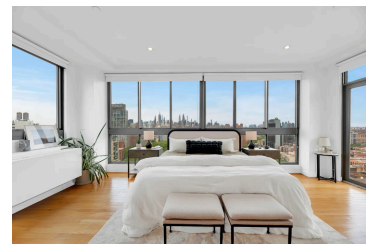
261 West 22nd Street  
Pre-War Charm



42 Maspeth Avenue  
Williamsburg Terrace Dream



205 East 63rd Street  
Land Lease Opportunity



38 Delancey  
Incredible Primary Bedroom



38 Delancey  
High Floor w/ Views!

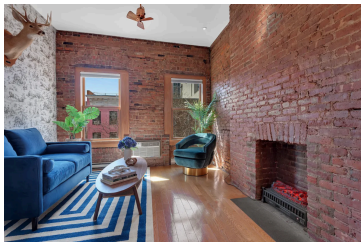


38 Delancey  
Massive Outdoor Oasis



38 Delancey  
Investment Opportunity

## In contract...



217 East 5th Street  
East Village Condop



875 West End Avenue  
Stunning 3 Bed/ 3.5 Bath



220 Madison Avenue  
Gem in the Heart of Midtown

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## SPOTLIGHT ON: 80 Clarkson





80 Clarkson is already establishing itself as a new mark on the downtown skyline — two limestone-clad towers designed by COOKFOX and developed by Zeckendorf, a name synonymous with Manhattan trophy properties. The architecture feels deliberate: bold volumes and oversized windows, softened by terraces that spill over with greenery. It's a building that reads as both statement and sanctuary — and that balance is precisely what's drawing buyers further downtown.

The shift is clear: high-end purchasers are favoring the West Village and Hudson Square, not just for their charm but for their proximity to the Financial District. It's the rare combination of a neighborhood that feels private and residential, yet minutes from the city's business core. That dual appeal has helped fuel the momentum at 80 Clarkson, where sales have surged despite prices that set new downtown benchmarks. Residences start around \$6.75M, penthouses climb toward \$80M, and even parking spaces have become trophies of their own, commanding up to \$750,000 each.

The amenity package is as ambitious as the pricing — a pool, spa with hot and cold plunges, squash court, Pilates studio, landscaped lounges, and, in true Zeckendorf fashion, an attention to detail that extends to purchasable wine cellars priced as high as \$1M. Nearly 80% of the residences include private outdoor space, a rarity in Manhattan at this scale, underscoring the emphasis on wellness and livability.

But perhaps the most telling sign of the building's success is how little of it is actually “on the market.” Units aren't being blasted across listing platforms. Instead, they're released discreetly, a handful at a time, reinforcing the air of exclusivity. Sales have been moving briskly under the radar — a reminder that the city's most serious buyers are not only active, but willing to pay a premium for privacy, design integrity, and the Zeckendorf name.

80 Clarkson isn't just another luxury address. It's a carefully orchestrated statement of what downtown living has become: private, wellness-focused, architecturally meaningful, and extremely exclusive.

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