

What's happening in NYC real estate April 2026

It was a beautiful month in New York as the city came to life this spring. Central Park was buzzing for a few weeks, with everyone out taking photos of the cherry blossoms, flowers, and enjoying a picnic with some sun in Sheep Meadow.

There were also some meaningful moments in the market. The stock market hit all-time highs, breaking record after record in one of the fastest snapbacks we've seen, especially considering how grim things looked just a month ago. At the same time, records are being broken in the New York City real estate market. There was a record condo sale on Madison Avenue on the Upper East Side, along with a townhouse record in the West Village. Across the city, the top of the market continues to push higher.

Unfortunately, not everyone is feeling it. Similar to the "K-shaped" economy that fuels Wall Street while leaving Main Street behind, that divide is very clear in real estate. Certain properties are setting records, while others sit stagnant. Luxury cash buyers continue to drive the market higher, while much of the market is still dealing with affordability challenges.

The most anticipated catalyst remains interest rates. This month included testimony from incoming Fed Chair Kevin Warsh and one of the final meetings led by Jerome Powell. While a drop in rates would be a meaningful driver for real estate, the timing remains unclear. For now, we should expect more of the same. That said, sometimes a fresh face can bring a new approach after eight long years.

The LivNY team has continued to perform well despite the headwinds. We closed the Chelsea deal that overlooked a construction site, which took a lot of effort but ultimately worked out for both sides. In Long Island City, a beautiful condo went into contract with multiple bids. We've also been doing well in the retail segment, with several listings and successful tenant placements.

Lastly, the buyer seminar in April was a great event. Thank you to everyone who attended and took the time to learn about the process. Even if you're not ready to buy today, it's always best to be prepared. We're planning to host more of these in the future. If you missed it, let's grab a coffee and I can catch you up.

Our Spotlight this month is on one of my favorite things this time of year, the row boats in Central Park. It's a great way to enjoy the park and the city as the weather starts to turn.

Listings...



Spectacular Views @
360 Central Park West



Renovated One Bed @
35 East 10th Street



Loft Dream Apt in LIC @
27-28 Thompson Avenue

SPOTLIGHT ON:

Row Boats in Central Park



One of my favorite things to do this time of year is to get out on the row boats in Central Park. It's one of those classic New York activities that never gets old, and a great way to actually slow things down for a bit.

The Loeb Boathouse has been renting boats on the lake for well over a century, and it's one of the few places in the city where you can feel completely removed from everything around you. There was some concern recently that the boat rentals might shut down, but fortunately a new operator stepped in to keep it going. A good reminder that some of the best parts of the city are worth preserving.

Boat rentals typically run from late morning into the early evening, weather permitting, and it's about \$25 per hour, cash only, with a small deposit. My recommendation is to get there early. On a nice day, it fills up quickly, and rowing around in the middle of the afternoon sun can get pretty hot.

Afterwards, head right into the Boathouse for brunch or lunch, which is more of a fine dining experience than you might expect from a day in the park. It's a great way to make a full afternoon out of it.

ERIC BOTTOMLEY

Licensed Real Estate Salesperson

M: 203.943.0395 / EricB@ARGO.com

50 West 17th Street, New York, NY 10011

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