

What's happening in NYC real estate March 2025

That's a wrap on the first quarter of 2025! The cold winter months are finally behind us, and everyone has a bit of pep in their step now with the warming weather, shining sun, and blooming flowers. It's one of the best times to get outside and enjoy New York City!

If these first three months were any indication on the future performance of the real estate market, we are in for a busy year. This quarter was one of the most active times in recent history. Although rates are still on the high side, there is a pent-up demand from buyers. Either they have gotten used to the elevated interest rates, or perhaps they are tired of spending too much money on rent.

The LivNY team and everyone at Argo Real Estate has been listing and selling apartments, while also representing buyers in both Brooklyn and Manhattan. Many of our listings went into contract right away. While searching with buyers, it is interesting to see the competition heating up for attractive units. It's a reminder that you always need to be prepared to take advantage of the market. For both buyer and sellers, "Prior proper planning, prevents poor performance!"

There is uncertainty in the markets. The first quarter for the stock market was quite a nightmare. The silver lining for real estate is that interest rates have finally made some bigger moves down. Also, if money comes out of the stock market it might finally flow over to real estate. Hopefully, this is a moment of short term pain for long term gain. If things shake out positively, it could be very good for the economy. Stay optimistic!

The Spotlight this month is on spring in Central Park! Central Park is a great place to enjoy this season.

360 Central Park West 8/9D

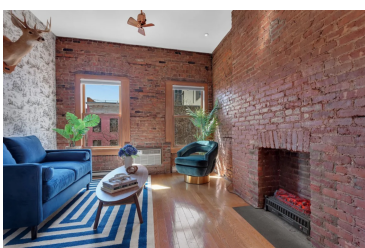
A Candela Duplex with Breathtaking Central Park Views

We are proud to present a meticulously renovated duplex at Candela's iconic 360 Central Park West, a residence that reinterprets the timeless elegance of pre-war design for the modern era. Crafted by the acclaimed design firm CetraRuddy, this home represents a rare opportunity to experience unparalleled sophistication and luxury.

This residence is bathed in natural light from both the northern and eastern exposures, offering sweeping panoramic views of Central Park and the city skyline beyond.



On the market...



217 East 5th Street
Dream Sold



360 Central Park West
In Contract



220 Madison Avenue
In Contract

In Contract, Sold, & Rented



UWS Pre-War One Bed
Sold!



Stunning Luxury in City Hall
In Contract



One of a Kind 2 Bedroom
Rented!



Mint One Bedroom
Sold!



Greenwich Village Loft
In Contract



Rare High-Floor Sponsor Unit
In Contract

In Contract

SPOTLIGHT ON: Spring in Central Park!



There's no better sign that New York is waking up than springtime in Central Park. After months of bundled walks and quiet paths, the city's most iconic green space comes alive with color, music, and movement. It's that time of year when cherry blossoms bloom around the Reservoir and on Pilgrim Hill, tulips brighten the Conservatory Garden, and the Great Lawn fills with sunbathers, picnickers, and pick-up games as far as the eye can see.

One of the things I love about Central Park in the spring is that it offers something for everyone. You can rent a rowboat from the Loeb Boathouse and drift across the lake with a friend or take a stroll through the winding paths of the Ramble, where birdwatchers gather during migration season hoping to catch a glimpse of something rare. There's always a performance happening—whether it's a jazz band under the Bethesda Terrace arcade, roller skaters putting on a show by the Bandshell, or just a lone saxophonist making the most of the park's acoustics.

For a quieter experience, the Conservatory Garden in the northeast corner of the park is one of the city's best-kept secrets. With its European-style layout and peaceful atmosphere, it's the perfect place to sit with a coffee and a book or simply admire the seasonal blooms. And if you're feeling up for a New York tradition, you can even join the line for Shakespeare in the Park tickets at the Delacorte Theater—a spring ritual for many who know that some of the city's best performances are also completely free.

Spring has always felt like a fresh start, and in real estate, it's often the time when buyers and sellers begin to make moves they've been thinking about all winter. I love seeing the neighborhoods around the park—whether it's the Upper West Side, Central Park South, or Carnegie Hill—begin to buzz with new activity. There's an energy to it, a reminder that this city is always in motion, and yet somehow, still finds space to pause and enjoy a perfect spring day.

So, if you haven't already, take a moment to slow down and enjoy the season. Central Park is calling—and there's truly nothing else like 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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