



Spring Edition

LONDON & NEW YORK: Market Snapshot

LONDON:

Sales : Central London: Prices have fallen (-5.8%) over the last 12 months (Q4: - 1.9%)

Rents : London rents which were buoying up slightly at +1.4% (12 months) are flat now (Q4: -0.4%)

NEW YORK:

Sales : Concerns about the economy continue to reverberate. Prices on average are down (-3%) (12 months) but with the "medium" and "lower" price brackets holding up well and rising in some sectors reaching double-digit growth.

Rents : Rents were "hot" in January in Manhattan up +2.4% (\$3,724pm); Brooklyn +3.5% (\$3,058pm)

EXCHANGE RATE:

The Pound's troubles continue for reasons well known at circa.\$1.30 +/- . This represents a strong buying opportunity for USD buyers and will remain so for the foreseeable future.

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London Bargain: Sold £100m

3 Carlton Gardens SW1, whose next door neighbour is the Queen, sold in January for £100m being a 34% price reduction.

The property was listed at £125m and had been on the market for over 2 years.

If you take in to account that Sterling had been hovering pre-Brexit around the \$1.45-\$1.50 the "discount" is closer to 45%.

Unfortunately Curzon did not represent the buyer on this particular occasion...

NYC Bargain: Sold \$238m

The most expensive home ever sold in America. 220 Central Park South.

Same buyer as 3 Carlton Gardens - Ken Griffin US hedge fund billionaire - same week.

Listed 2 years ago at \$250m, the discount represents 5%. The seller was lucky it wasn't more in the tanking Super Prime Manhattan market.

Still under construction, the penthouse comprise the top 3 floors being 23,000sf equating to a price of \$10,347 psf



Sustainability

Moke: The Retro Classic Relaunched in America - and Electric

This great [British Classic](#) has been updated and brought over to the US.

We are delighted to be associated with this iconic brand in the USA.



[Watch this great summer video here](#) or click the image.

And Not a Lot of People Know That...

EURO 100 million: Dutch Government Brexit Spend

What the Netherlands government has spent on national media to prepare Dutch companies for the impact of a "no deal" Brexit. The public information campaign is called "Project Fur," represented by a big blue monster.



Curzon acts for owners, renters, investors and developers on both sides on the Atlantic.

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[James Moss, FRICS](#)
[Managing Director \(UK/US\)](#)



[Paul Soley,](#)
[Managing Director \(US\)](#)



[Dominic Wertheimer, Director,](#)
[Head of London & UK](#)

CURZON | New York & London | US +1 212 920 1868 | UK +44 20 7838 1066

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