

Worldly wise

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are quickly vanishing.

The average sale price of a Manhattan apartment rose 12% in the second quarter of 2021, topping \$1.9 million, according to a report from Douglas Elliman.

The speed off the rebound also served as an advertisement for the long-term strength of the NYC market, experts said.

"In their home countries, buyers might find it unrewarding to park money in available instruments such as stocks, which might be too volatile at this juncture of global economy," said Kunal Sawhney, CEO of the Kalkine Group, a Sydney-based independent equities research firm. "America's housing market is among the brightest pieces in the economy during the tough pandemic times. This has made the landscape attractive for foreigners."

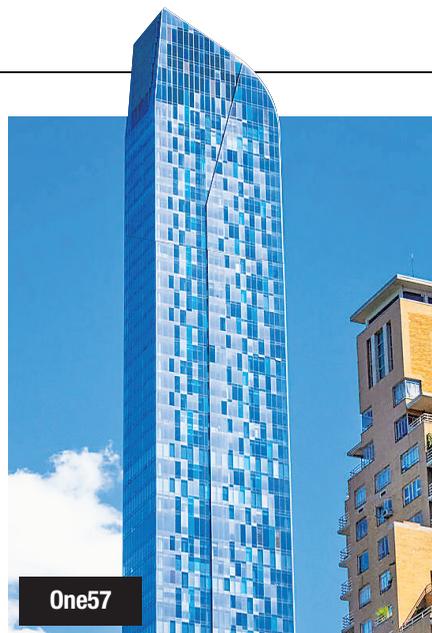
While Russian, Chinese and Canadian citizens were always major players in the NYC market, Tabler noted that recently he's spoken mostly with buyers from Taiwan, Hong Kong, Singapore and Japan.

Cat Liu, director of sales at Extell's new waterfront condo One Manhattan Square on the Lower East Side, added that the building has recently sold to residents from the Netherlands, France, Canada, China, South Korea and Japan.

"Investors are still eager to capture COVID-19 discounts," she said.

On the West Side, John Tashjian, a managing partner of Centurion Real Estate Partners, said that there has been a 33% spike in international traffic from January to June at 212 W. 72nd St., a 20-story condo tower near Lincoln Square.

"With the vaccine becoming readily available, an easing of travel restrictions and the anticipation of



One57

Alamy

increasing prices, many international buyers have realized that the opportunity to purchase and finance an apartment at historically low rates won't last," he said.

Compass broker Charlie Attias agrees. "Foreign buyers are definitely back," Attias said, noting two recent international deals at the Plaza Hotel for \$8.9 million and \$20 million, both sold via virtual tours.

But not everyone is quite so optimistic that the foreign buyers' frenzy has returned in earnest to NYC.

"I just got back from a trip from Europe and a lot of [potential buyers] don't feel comfortable coming back to the states," said Douglas Elliman's Tal Alexander. "The majority of them will not arrive until the borders are officially open."

Nevertheless, Kazuyo Matsui, 64, who has worked in film and television in Japan for 47 years, felt the Empire State's lure during the pandemic. Working with Patricia Parker at Sotheby's International Realty, Matsui conducted the entire home buying process remotely. She settled on a one-bedroom, 1½-bathroom residence at One57 for the price of \$2.9 million.

"I wanted to help New York recover from the pandemic," she said. "This is my way of showing how much I love the United States. New York is the most exciting city in the world for me."



Courtesy of Kazuyo Matsui; Evan Joseph (Inset)

JAPAN: Earlier this month, Kazuyo Matsui closed on a one-bedroom unit at the Billionaire's Row tower One57 (inset) for \$2.9 million without ever setting foot in the city.

BOLD & BEAUTIFUL



Stefano Giovannini for NY Post

Artist Allison Eden created a chaotic palace of pattern in her art-filled Upper West Side home.

After a decade of white-box boredom, New Yorkers go all out for eye-candy

By SHIVANI VORA

FROM the East Village to the East End, clean and contemporary interiors are getting big and bold, pattern-heavy makeovers.

Brokers told The Post that listings mentioning patterns as a design feature are now getting more interest than apartments with the ubiquitous contemporary white-box look.

"You rarely used to see homes for sale with splashy prints, but they're popping up more frequently since COVID," said Allison Chiramonte, a real estate agent at Warburg Realty. "When I tell my clients about them, they're keen to schedule a showing."

That's good news for glass mosaic artist Allison Eden, 51, a seller who

proudly touts her technicolor wonderland of an apartment — a three-bedroom on the Upper West Side with an asking price of \$3.99 million.

Her entryway is painted in bright yellow and features multi-colored mosaic arches and a couch with palm trees and florals. On top of it all are dozens of cartoon-style artworks.

Eden is selling because she is moving out of the city to either Long Island or Florida. She plans on taking her equally festive furniture and outrageous artworks with her, but the walls and other patterned design elements will remain intact.

"I'll have a fresh canvas to work with in my next home and leave behind another one for the new owner who will hopefully get as much happiness out of the space

as I did," she said.

The bold pattern trend started during last year's lockdown and the home renovation craze that followed — where cabin fever led to an aesthetic overhaul of the homes of thousands of design-obsessed New Yorkers.

Stark white walls gave way to stimulating stencils and wallpapers. Minimalist décor was replaced with eye-catching eclectic collections. Even layers of pattern, with competing prints on rugs, walls and headboards are suddenly everywhere.

Now those homes are starting to flood the market with loud and proud listing photos.

Shanan Campanaro,

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