

America's great divide laid bare as Wall Street splurges record bonuses on outrageously lavish homes... while the rest of the country struggles

Wall Street's biggest earners are **set to pocket fat end-of-year bonuses** this holiday season — and they're wasting no time snapping up some of **New York City's most flashy pads**.

Financial compensation consultancy Johnson Associates said bonuses for traders and investment bankers will skyrocket for the second straight year, mainly due to surging deal volume and market volatility.

The bonus pool is now projected to be the highest since 2021, when industry profits hit a record high.

And the beneficiaries of this windfall want to splurge on some of Manhattan's most prestigious properties.

'We've seen exceptionally strong interest from bankers and traders with big end-of-year bonuses who are moving with a sense of urgency as they clearly recognize the quality and rarity that is being offered,' real estate agent Ian Lefkowitz of Compass told the Daily Mail.

Lefkowitz, who's handling sales and leasing at two new luxury Manhattan properties with prices topping out at \$10million, said he's been fielding offers from bonus-rich Wall Streeters before sales have formally launched.

'It's clear that the market is heating up ahead of what many expect to be a record Wall Street bonus season, and smart purchasers are taking advantage of the early access,' he said.

The purchases comes amid many New Yorkers' pledges to flee the city after Democratic Socialist Zohran Mamdani won the mayoral election. Areas ranging from Westchester County just north of New York to Palm Beach, Florida, saw spikes in sales following his victory.





© Streetsense
18W55 has 97 high-end rentals, from studios to sprawling three-bedrooms and penthouses priced up to \$35,000 per month.



© Streetsense
18W55 features seventeen residences with rare private terraces, and the building's amenity suite spans more than 10,000 square feet across multiple floors with a massive private movie theater

But for many working on Wall Street, living outside the city is a deal-breaker — and they have good reason to stay put.

Employees in equity sales and trading desks are poised for the biggest payouts this year, with bonuses expected to jump 15 to 25 percent from last year, according to Johnson Associates. Mergers and acquisitions advisors and equity underwriting bankers are likely to see increases of 10 to 15 percent year-over-year.

'Markets are at record valuations and there is a large pipeline of deals that were paralyzed and now are getting released,' **Alan Johnson**, managing director of Johnson Associates, said of the second and third quarters of 2025, when bankers began seeing major returns.

Traders also got lucky over volatility sparked by **Donald Trump's tariffs**.

Outside traditional investment banking, hedge funds, private credit, insurance, retail, and commercial banking employees are all expected to see bonuses rise 5 to 10 percent this year.

For those in finance who have been forced back into the office five days a week, they're looking quick commute to work.

'What has been a major draw for those seeking an elevated living experience is being within walking distance of their offices,' Compass real estate agent John Barbato, who has leased about half the units at brand-new luxury rental tower 18W55 in Midtown Manhattan, told the Daily Mail.

'Our residents are coming from all over New York. They're relocating from established neighborhoods like Tribeca and the Upper East Side, international clients, and individuals seeking a sophisticated pied-à-terre for work or frequent visits.'

Barbato said the rush by workers to spend their bonuses is 'a clear indication of how vibrant New York City's high-end rental market is right now.'



© MARCH
The Village West in Downtown Manhattan launched sales in mid-September and is now over 60 percent sold



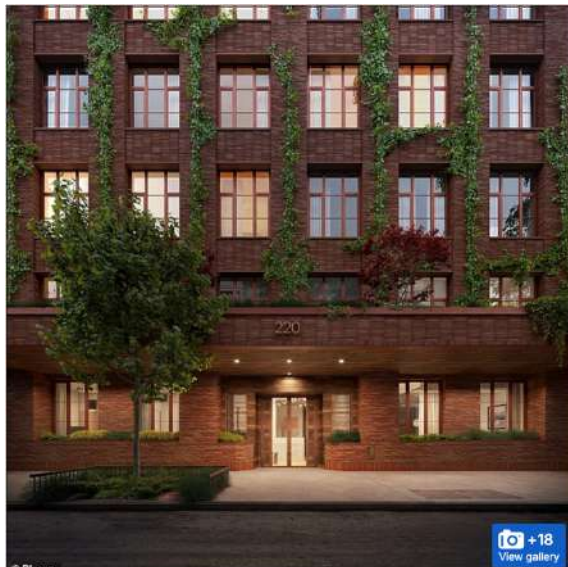
© MARCH
The Village West sits at crossroads of Greenwich Village, the West Village, Flatiron, and Chelsea, offering easy access to both the Financial District and Midtown



© Streetsense

The interiors at 18W55 interiors feature oversized windows, nine-foot ceilings, white oak flooring, and Italian marble baths with custom oak vanities

+18
View gallery



© Plomp

The boutique-style building at 220 East 9th St. features soaring factory-style windows and loft-inspired interiors

+18
View gallery



© Plomp

A bedroom inside 220 East 9th Street, which has 11-foot-plus ceilings

+18
View gallery



After launching in September, 18W55 just off ritzy Fifth Avenue saw 35 percent of its units leased as of last week, according to Skyline Developers.

The 25-story complex has 97 high-end rentals, from studios to sprawling three-bedrooms and penthouses priced up to \$35,000 per month.

The units boast oversized windows, nine-foot ceilings, white oak floors, and Italian marble baths, while 17 come with private terraces.

The building features more than 10,000 square feet of amenities — including a two-story fitness center, private cinema, golf simulator, two-story co-working suite, and a 24-hour attended lobby.

It stands just steps from the Museum of Modern Art, Central Park, Rockefeller Center and the high-end shops of Fifth Avenue.

Other New York City real estate agents told the Daily Mail that newly flush Wall Streeters are even forking over all cash to purchase pricey properties from Midtown to Downtown.

'These buyers are gravitating toward real estate as a safe, long-term investment,' Lefkowitz said of bankers' big spending.

'They want stability and value. It's the kind of asset people turn to when they want both quality of life and financial durability.'



© Evan Joseph

In November alone, The Village West was the top performer by contract volume in Manhattan



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The Village West saw 16 contracts for one- to four-bedroom apartments priced from \$1.425M to \$6.975M. Nearly all its one-bedrooms are sold out



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The oft-inspired interiors inside 220 E. 9th St. feature board-formed concrete ceilings and exposed steel details, custom oak kitchens and individually designed floorplans



The three penthouses at 220 E. 9th St. boast generous private terraces and private parking accessed directly from the lobby



Located in the East Village, the six-story development at 220 E. 9th St. includes a full-time attended lobby, Pilates studio, pet spa and viewing garden



Prices at 290 E. 9th Street range from from \$1million to \$10million.

Back Downtown, the exclusive development at 220 East 9th Street has become in demand among affluent buyers seeking a more boutique luxury feel.

The six-story building has 18 loft-style residences ranging from one to four bedrooms, with prices from \$1million to \$10million.

The red-brick building features 11-foot-plus ceilings, factory-style windows, exposed steel, custom oak kitchens, and seven units — including three penthouses — with private terraces.

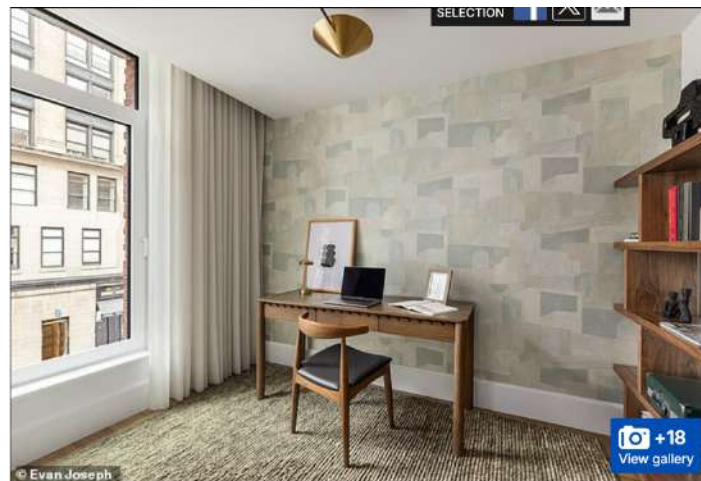
Rare (for New York) private parking can be accessed from the building's full-time attended lobby. A Pilates studio and pet spa add to its appeal. And it's centrally located near Astor Place, the East Village, NoHo and Greenwich Village.

Perhaps the biggest Wall Street magnet is The Village West, a new development at 525 6th Avenue that launched in mid-September and is already over 60 percent sold, according to Compass.

One-bedroom units start at \$2.2million and go up to \$6.975million for a three-bedroom.

Finance professionals have bought the majority of the building's apartments, according to Compass. Its location at the crossroads of Greenwich Village, the West Village, Flatiron and Chelsea offers easy access to the business hubs of Midtown and the Financial District, a must for busy Wall Street workers.

According to real estate marketing platform Marketproof, The Village West was Manhattan's top performer for sales in November, securing 16 contracts for homes ranging from \$1.425million to \$6.975million. Nearly all the building's one-bedrooms are now sold out.



© Evan Joseph
The Village West features 68 one- to four-bedroom residences, with many offering private terraces and balconies



© Evan Joseph
Finance professionals have bought the majority of the Village West's apartments, according to Compass



© Evan Joseph
The Village West features spa-inspired bathrooms finished with honed stone vanities, custom marble herringbone flooring, frameless glass showers, and burnished brass fixtures

The complex features 68 residences ranging from one- to four-bedrooms, many with private outdoor spaces. They also boast custom-designed kitchens, stone slab countertops from Brazil, Gaggenau appliances, induction cooktops, and wine coolers.

Interiors include wide-plank oak floors, curved bay windows, and spa-inspired bathrooms with stone vanities and burnished brass fixtures.

'In New York City, real estate has always been a priority investment in quality of life,' the Compass agent Barbato said.

'When someone has the means, they naturally seek a home that aligns with their standards for comfort, design, and convenience.'

'It's not so much a vanity purchase, it's really about elevating daily living. People are willing to spend on real estate because it directly enhances how they live, work, and experience the city.'

<https://www.dailymail.co.uk/real-estate/article-15354533/wall-street-bonuses-luxury-homes-new-york.html#>