



NEW: WEST CHELSEA DUPLEX PENTHOUSE WITH COLLECTOR-WORTHY PRIVATE TERRACE

## Half-And-(Almost)Half-Market?

With the new tax bill all but certain to remove the bulk of State and City tax deductions, more wealthier New Yorkers may seek an alternative to the way they live their lives. Why not live a little more than half the year in a low- or no-state tax environment and still benefit from all the pleasures New York offers for the other half of the year? For some this is a possibility, and it won't only apply to the super-wealthy. This tax bill punishes high tax states while disregarding the tax dollars syphoned from our Federal tax dollars to prop up other states. This system allows some states to be 'low-or-no-tax states' so that our State taxes are high. Yes, it's true Albany is not great with a budget and in areas the over-spending is out of whack and needs to change.

Someone who owns a \$6 million apartment in New York earning \$2 million per year could save tons living this half-and-(almost)half life. It requires careful planning. And it requires sacrifice. While the real estate taxes on a \$6 million house in Palm Beach are high - around \$48,000 per year - without state taxes the savings for high income New Yorkers may make sense. Especially if they can work and earn similarly to if they claimed New York as their permanent residence.

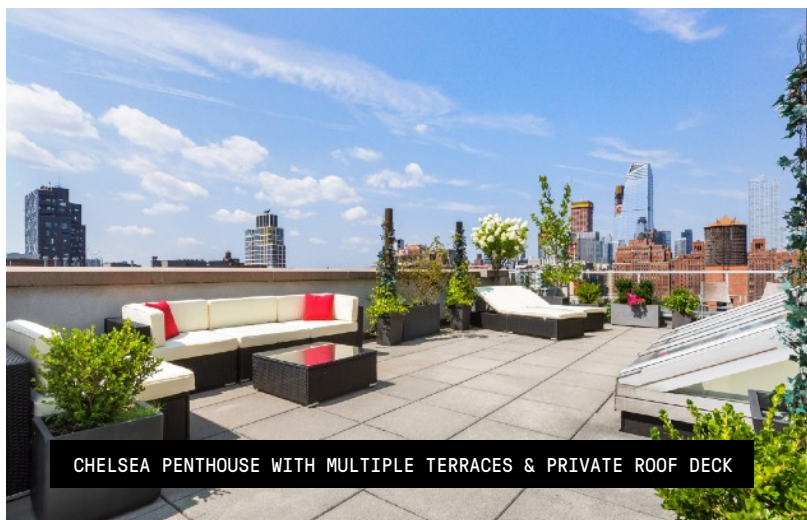
How could this impact the luxury real estate markets? Difficult to tell at this point, although it could fuel the need for more pied-à-terre style full-service and amenity style properties. It may also fuel the need for more compacted living in New York as owning two homes in two separate states is costly, and a smaller home in Manhattan used periodically may make more sense.

One thing is for certain: if this bill passes, high tax states like New York, New Jersey and California will have to make major adjustments.

LS



NEW: TRIBECA LOFT WITH PRIVATE TERRACE



CHELSEA PENTHOUSE WITH MULTIPLE TERRACES &amp; PRIVATE ROOF DECK





## 504 W 22Nd St, Chelsea - New Price!

**\$11,995,000 - TOWNHOUSE WITH INCOME**

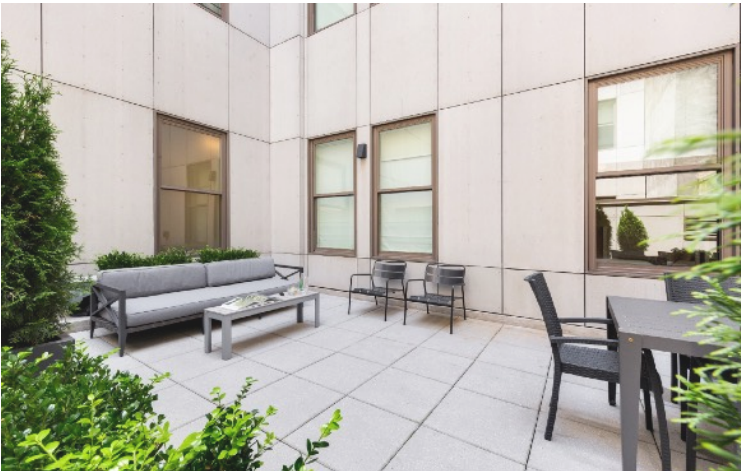
Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



## 15 West 53Rd St, Midtown

**\$7,500,000 - NEW TO MARKET!**

Perched high above the Museum of Modern Art in Museum Tower in the heart of Manhattan, this brand newly renovated, never-lived-in 3-4 bedroom residence boasts breathtaking Central Park and City Skyline views.



## 77 Reade St, Tribeca

**\$2,900,000 - NEW PRICE!**

Classic Tribeca Loft with Private Terrace. The entry gallery leads to a 25 foot wide south-facing sunny living and dining room, featuring 14 foot ceilings, beautiful exposed original brick walls and wide plank, white ash floors throughout.



## 12 East 13Th St, Greenwich Village - New Price!

**\$12,950,000 - PENTHOUSE WITH PARKING**

This brand new, dramatic and bold 4-bedroom Greenwich Village Triplex Penthouse with over 5,700sf of living space, two exceptional 906sf private terraces and two parking spaces offers all the benefits of both townhouse and penthouse living in the most coveted location.



## 317 West 11Th St, West Village

**\$16,950,000 - TOWNHOUSE**

Perched facing south in the most desirable part of the West Village, this newly renovated, immaculately restored and never-lived-in townhouse designed by Peter Pelsinski of Span Architecture spans almost 5,000sf in size with a fully excavated basement that is equally blessed with natural light. The current owners have painstakingly considered every detail in this highly detailed renovation.



## 71 Laight St, Tribeca

**\$17,500,000 - PENTHOUSE - NEW TO MARKET!**

The final four-bedroom duplex penthouse with available parking in the heart of Tribeca featuring 4,986 sf of meticulously curated interior space and a 1,065 sf private terrace. Gachot Studios has expertly laid out this loft-style residence with apartment strengths, perfectly blending refined finishes with high-ceilings and grand proportions centered in the most coveted section of Tribeca.





## 72 Mercer St, Soho - Penthouse - New!

**\$13,950,000**

Prime 3-4 bedroom penthouse with stunning private roof deck is perfectly positioned on a tranquil stretch of Mercer St. The elevator opens into this loft-style apartment immediately revealing soaring ceilings that are unusual for a top floor.



## 72 Mercer St, Soho

**\$4,500,000**

The highest floor non-penthouse apartment facing West over prime Soho this loft-like two bedroom, two and a half bath full floor condominium home in a 24 hour doorman condominium building features 11ft+ ceilings, and superb Western light.



## 444 West 19th Street, Chelsea - New Price!

**\$3,750,000 - Penthouse with parking available**

A sleek, light-bathed Penthouse with superb private terraces and PARKING is tough to find: This duplex 2-bedroom, 2.5 bathroom penthouse is unique, located in one of West Chelsea's most desirable addresses moments from the HIGHLINE PARK, the Hudson River Park and so much more.



## 310 West 92Nd St, Upper West Side

**\$9,800,000**

An imposing and grand 20ft wide Limestone Mansion, moments from Riverside Park. Built around 1900, this regal townhouse measures around 9,000sf and is perfectly perched in the center of this elegant and serene tree-lined block. The 124ft ultra-deep lot delivers a light-filled, treed, 40ft deep south-facing garden.



## 126 West 22Nd St, Chelsea

**\$6,500,000 - NEW PRICE!**

Impressive 50ft wide south-facing Chelsea/Flatiron Duplex penthouse loft, resplendent with a large private roof terrace and an 8-hour-per-day, 5-day-per-week house assistant included for 2 years.



## 151 West 17Th St, Chelsea

**\$7,500,000 - COMING SOON!**

Conveniently perched atop Chelsea overlooking the iconic Barney's Building in the full service Campiello Collection Condominium, with close to 80 feet of south-facing, sun-bathed frontage, this impressively proportioned 3-bedroom penthouse is offered for sale for the first time since the building was completed in 2002.





**161 Hudson St, Tribeca**  
**\$20,000,000**

Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



**73 Washington Pl, Greenwich Village**  
**\$10,995,000 - NEW PRICE!**

Magnificent landmarked 22-foot wide Greek Revival-style townhouse. Delivered vacant with a full set of Landmarks-approved architectural and design plans by award-winning architects Suk Design Group. Virtually Staged



**21 Mercer St, Soho**  
**\$5,750,000 - NEW PRICE!**

A classic 3,000sf 3-bedroom loft on the most desired quintessential cobbled Soho block re-imagined for 21st Century living. This home has been meticulously and tastefully renovated to perfection with numerous custom details and extensive millwork.



**397 West 12Th St, West Village - Off Market**  
**\$18,500,000**

Rarely does a property of this scale and caliber become available in the West Village With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in four directions.



**450 West 23Rd St, Chelsea**

**\$5,500,000 - NEW PRICE!**

This pristine home has been fully re-imagined by WORKSTEAD and Rita Liefhebber. Located in a top-notch townhouse co-op, it comprises an imposing parlor floor, and two floors below that lead south onto one of West Chelsea's most prized gardens.





### **560 West 24Th St, West Chelsea - Penthouse**

**\$14,250,000 or \$34,000/month**

Contemporary Classic Penthouse designed by AD100 architect Steven Harris: Perched above a brand new elegant limestone-clad building is this exceptional duplex penthouse that epitomizes grace and elegance.



### **160 East 22Nd St - Gramercy**

**\$5,995,000**

Pristine and sun drenched 3 bedroom penthouse with private landscaped roof deck and sweeping views south, west and east.



### **311 West Broadway, Soho - Penthouse**

**\$10,995,000 - NEW PRICE!**

Prime Soho Condominium Penthouse with extraordinary wrap terraces and views. Magnificent single-floor penthouse features a Piet Oudolf designed wrap-around terrace planted to perfection with a myriad of perennial plantings that delight the senses through multiple seasons of flowers and foliage.



### **56 Leonard St, Tribeca - Penthouse**

**\$32,500,000**

Cantilevered on top of the world: this is the first viewable full floor 6,400sf penthouse at iconic 56 Leonard Street to be made available, and in a word it is simply....breathtaking. Aside from the distinctive, bold Pritzker-prize-winning Herzog & de Meuron architecture, this home is both awe-inspiring and gracious.



### **545 West 20Th St, Chelsea - Penthouse**

**\$6,950,000 - NEW!!**

Perched atop this historically significant loft building, the Lifesaver Lofts, in the heart of West Chelsea, nestled amongst the world's leading art galleries, alongside the landmark David Zwirner Gallery across from Chelsea Piers, this spectacular newly constructed 3-bedroom penthouse duplex reveals itself gradually once the private, key-locked elevator door opens.



### **158 Mercer Street, Soho**

**\$11,500,000**

Located on a quintessential cobbled Soho street in The New Museum Building, a fine pre-war loft landmark, this extraordinarily voluminous home offers roughly 7,000sf of duplexed space in a discreet full service building with entrances both off Mercer and Broadway.





## 100 East 53Rd Street Midtown

NEW DEVELOPMENT  
DESIGNED BY SIR NORMAN FOSTER  
STUDIO LOFTS STARTING AROUND  
\$2.25 MILLION  
\$65 MILLION PENTHOUSE  
JOSEPH DIRAND DESIGNED JOEL ROBUCHON  
RESTAURANTS + POOL  
**FIRST QUARTER 2018 DELIVERY**  
[WWW.100E53.COM](http://WWW.100E53.COM)



## 152 Elizabeth Street Nolita

NEW DEVELOPMENT  
DESIGNED BY TADAO ANDO  
[WWW.152ELIZABETHST.COM](http://WWW.152ELIZABETHST.COM)  
**MODEL APARTMENT VIEWABLE BY  
APPOINTMENT**



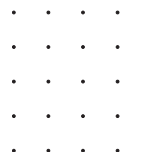
## 347 Bowery Noho/Soho/East Village

NEW DEVELOPMENT  
3-BEDROOM, 3.5-BATHROOM DUPLEXES  
PRICING STARTS AT \$7,500,000  
**IMMEDIATE DELIVERY.**  
[WWW.347BOWERY.COM](http://WWW.347BOWERY.COM)



## 54 Macdougall Street Soho

NEW DEVELOPMENT  
PRICING STARTS AROUND \$3 MILLION  
4 UNIT CONDO  
**WINTER 2018**



## Mini Luxe

### VOLUME DIPS, PRICING SLIPS

SMALLER LUXURY  
PROPERTIES BETWEEN  
\$1M AND 2M

**80 properties signed and closed**  
**Average Price:** \$1,474m \$1,570/SF  
**Average Size:** 947SF

**DOWN** compared to last month.  
**DOWN** compared to previous month.  
**UP** compared to previous month.

**Our analysis:** Much lower sales volume. Supply at this price point is terrible.

## Midi Luxe

### VOLUME EVEN AND PRICING REMAINS EVEN

MID-SIZED LUXURY  
PROPERTIES BETWEEN  
\$2M AND \$4M

**82 properties signed and/or closed**  
**Average Price:** \$2,899m \$1,798/SF  
**Average Size:** 1,642SF

**EVEN** with last month.  
**EVEN** compared to previous month.  
**EVEN with** previous month.

**Our analysis:** Activity remains constant, while pricing remains stable.

## Ultra Luxe

### VOLUME EVEN, PRICING SLIPS BELOW \$2,000/SF

LARGER, LUXURY  
PROPERTIES BETWEEN  
\$4M AND \$5M

**23 properties signed and/or closed**  
**Average Price:** \$4,370m \$1,964/SF  
**Average Size:** 2,221sf

**EVEN** with last month.  
**DOWN** compared to previous month.  
**UP** from previous month.

**Our analysis:** Pricing slips below \$2,000/sf, as more larger units trade.

## Mega Luxe

### VOLUME UP, PRICING DIPS BACK BELOW \$3,000/SF

LARGE, EXCEPTIONAL  
PROPERTIES OVER  
\$5M, MANY WITH  
OUTDOOR SPACE

**35 properties signed and/or closed**  
**Average Price:** \$9,287m \$2,626/SF  
**Average Size:** 3,524SF

**UP** from last month.  
**DOWN** compared to previous month.  
**EVEN with** previous month.

**Our analysis:** Signed Contract Volume rises, pricing dips below \$3,000/sf

## House Luxe

### VOLUME DOWN, PRICING UP

LARGER, SINGLE  
FAMILY TOWNHOUSES

**3 properties signed and/or closed**  
**Average Price:** \$12,846m  
**Average Width:** 19 feet

**UP** compared to last report.  
**UP** compared to prior month.  
**DOWN** from previous month.

**Our analysis:** The volume of townhouse sales has improved again with more in the works.



JoJo's, Jean George's first New York restaurant - re-opens this month after a year long renovation by Thomas Juul Hanson....beautiful! 160 East 64th Street

**Compass**  
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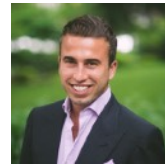
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