



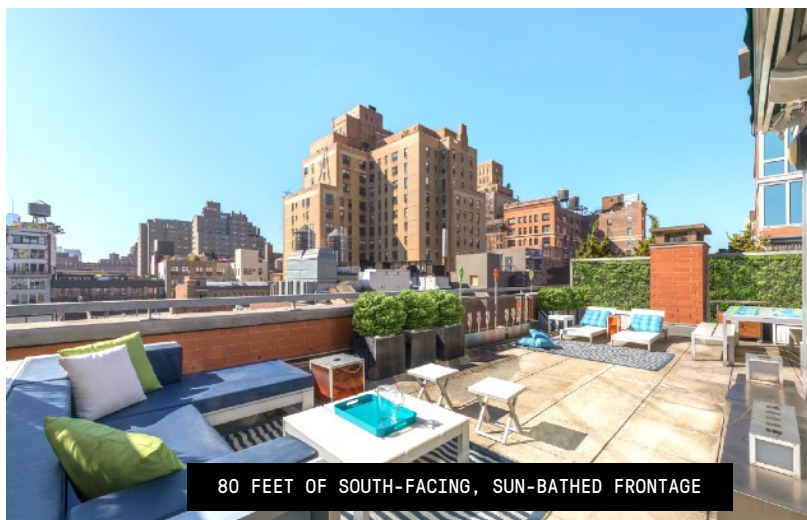
## Mayday! Mayday! Mayday!

May 1st is known as MAYDAY in some parts of the world. It's also a term to broadcast a panicked, distress situation. We are subjected to this barrage of BREAKING NEWS and high drama almost every day. Recently a Mansion Global headline spoke to Greenwich Village's phenomenal week of sales. It was first highlighted in a local weekly sales report. Then a media outlet picked up the story and made it a headline. No mention was made that those sales recorded in 'one week' occurred over several months. The only urgency to-day I would propose is to STOP basing big, important decisions on misleading and often false headlines. Connect to a professional, informed real estate agent who can provide you with current, accurate, insightful data. Real Estate is hyper-localized. The information the consumer uses to make life-altering decisions should be as specialized.

### BIG DEAL!

While many bemoan the slowness of the high end real estate markets in Manhattan, some rather large deals are being made, many un-reported. The penthouse at 152 Elizabeth, The Getty Building and 70 Vestry are breaking all records a market where pricing is being challenged by supply. Yet there are certain classifications with UNDER supply. Time on market is the biggest adjustment the market is adapting to these days. Another benchmark in the 'new normal'.

LS







## Duplex Penthouse With Expansive Terrace

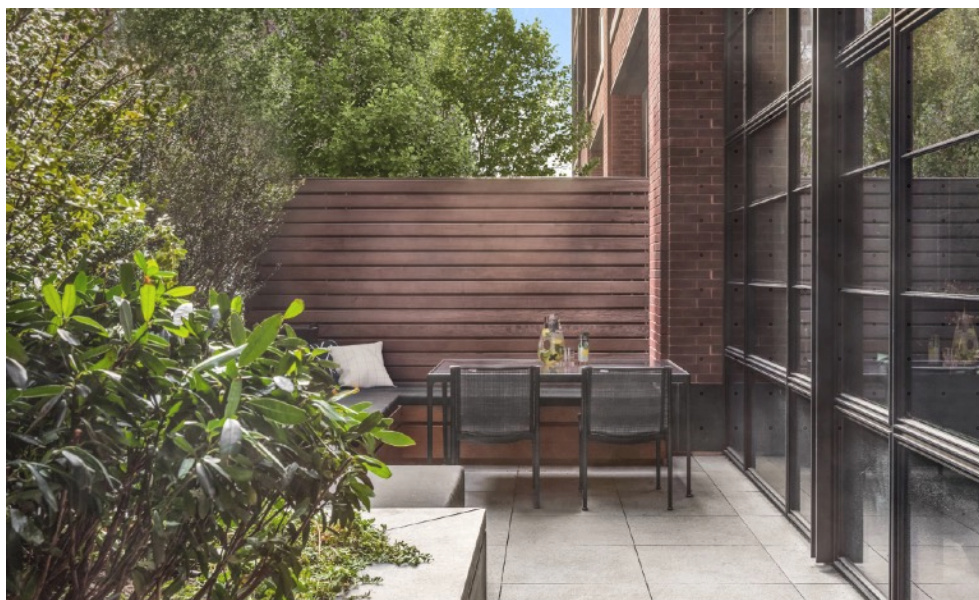
560 WEST 24th ST  
CHELSEA  
**\$10,950,000**

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood. Three large elevators open to reveal magnificent 13ft+ ceiling heights with floor-to-ceiling glass walls overlooking the expansive fully landscaped and furnished terrace, perfect for entertaining on a grand scale, with inspiring views towards Midtown Manhattan and the Empire State Building.

## Designed By Ad100 Architect David Mann

150 CHARLES STREET  
WEST VILLAGE  
**\$17,000,000**

This 45 foot wide Grand Maisonette apartment is located at 150 Charles Street, the West Village's pre-eminent full service condominium. Enter through your private entrance off the street, via the main building lobby, or via the building's garage, and immediately you will be impressed by this exceptional home that has undergone a complete gut renovation designed by esteemed Architectural Digest 100 architect and designer David Mann.



## Turn-Key Townhouse With A Garage

53 DOWNING ST  
WEST VILLAGE  
**\$23,000,000**

Nestled on one of the West Village's most discreet and charming blocks, 53 Downing Street is a recently completed, gut renovated single-family townhouse with a garage. The Landmarked Italianate house was originally built in 1857 and has undergone a complete re-design by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen.





## 504 W 22Nd St, Chelsea

**\$9,995,000 Or \$20,000/Month**

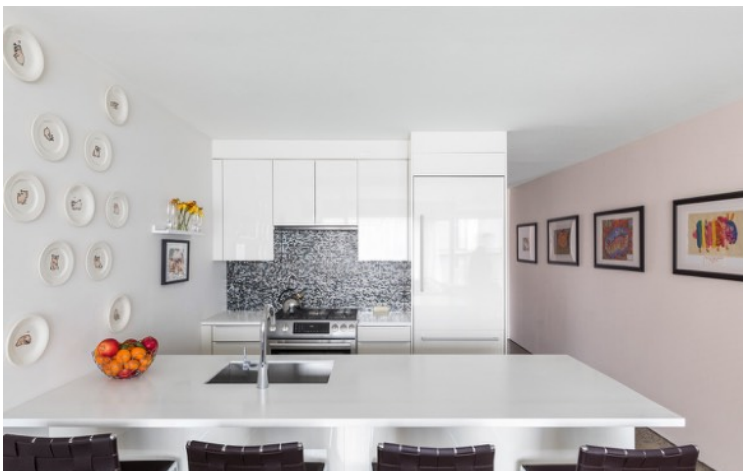
Nestled along The High Line Park, this unique never-lived-in mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail space.



## 154 Spring St, Soho

**\$9,950,000**

And now for something completely different: this brand new thoroughly unique Mansard Loft Penthouse is perched atop a recently completed boutique condominium in the heart of Soho, a combination of two turn-of-the-century buildings to create 154 Spring Street.



## 255 Bowery, Lower East Side

**\$2,250,000 - NEW PRICE!**

This pristine, perfectly scaled 2-bedroom/ 2-bath condominium, completed in 2016, overlooks Herzog de Meuron's Masterpiece, Ian Schrager's Public Hotel on one side and the Museum of Photography on the other. Conveniently situated at the crossroads of Nolita, Noho, East Village, and Chinatown, this is as centrally located as it gets!



## 311 West Broadway, Soho

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

Prime Soho Condominium Penthouse with extraordinary wrap terraces and views. This magnificent single-floor 4-bedroom penthouse with a fireplace features a Piet Oudolf designed wrap-around terrace planted to perfection.



## 301 West 53Rd St, Hells Kitchen/Midtown West

**\$2,180,000**

Is this the most efficient renovated corner 3-bedroom apartment located in a full service building with big views, outstanding light and access to the very best of New York City? Very possibly, yes!



## 7 Hubert St, Tribeca

**\$9,250,000**

This Maisonette Townhouse at The Hubert is accessed either via its private entrance on discreet Collister Street, or directly through the elegant building lobby, providing the perfect hybrid of townhouse and full service condominium living.





## 109 Waverly Pl, Greenwich Village

**\$27,500,000**

Fully renovated 25 Foot Wide Greenwich Village Townhouse off Washington Square Park with a Pool. This imposing, light, Greek Revival townhouse - featured on the cover of INTERIOR DESIGN.



## 300 West 14Th St, Chelsea

**\$3,750,000**

Something special and unusual? This is it. Carved out of an imposing 1907 Beaux-arts bank - The Bank Building - this Triplex penthouse is remarkably quiet set back from the street even though it's conveniently located in the heart of Manhattan.



## 151 West 17Th St, Chelsea

**\$7,500,000**

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.



## 397 West 12Th St, West Village

**\$17,950,000**

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.



## 225 Fifth Avenue, Nomad/Flatiron

**\$6,250,000**

Never before has this Madison Square Park apartment with over 37 feet of frontage facing south and west directly facing the park been available for sale. This sophisticated home with its unique decorative metal window balustrades has been meticulously renovated and designed in a classic, contemporary style.



## 1281 Madison Ave, Upper East Side

**\$2,750,000**

ELEGANT RESTORED 1885 TOWNHOUSE-STYLE DUPLEX CONDO. Perched perfectly in the middle of charming historic Carnegie Hill this enchanting, bright duplex makes an enticing home.





### 444 West 19Th Street, West Chelsea

**\$3,500,000 - Penthouse with parking included**

A sleek, light-bathed West Chelsea Penthouse with superb private terraces and parking



### 71 Laight St, Tribeca

**\$15,500,000**

The final four-bedroom duplex penthouse with parking included is perched atop The Sterling Mason in the heart of Tribeca featuring.

## An Unrivald Trophy Fifth Avenue Duplex

641 FIFTH AVENUE  
MIDTOWN EAST  
**\$25,000,000**

Marvel at the 360 degree views across Manhattan, river to river, that encompass Central Park, Rockefeller Center, the Empire State Building, and the newly built Freedom Tower. A formal entry foyer leads you into the luxurious 41 foot corner drawing/ living room with a fireplace and gleaming floors clad in slabs of White Thasos marble.



### 11 West 12Th St, Greenwich Village

**\$28,500,000**

25-Foot Wide Gold Coast Single Family Home with 2 Car Garage that has been painstakingly renovated by Paris Forino to the highest caliber of workmanship and unparalleled quality.



### 72 Mercer Street, 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 features 11ft+ ceilings, and superb Western light.





## 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  
**SECOND 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 - SUMMER OCCUPANCY**



## 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  
**SUMMER 2018**



## Mini Luxe

### VOLUME SLIPS, PRICING RISES

SMALLER LUXURY  
PROPERTIES BETWEEN  
\$1M AND 2M

**89 properties signed and closed**  
**Average Price:** \$1,430m \$1,691/SF  
**Average Size:** 888SF

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

**Our analysis:** Sales volume takes a dip. Supply at this price continues to be weak.

## Midi Luxe

### VOLUME AND PRICING SLIP

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

**71 properties signed and/or closed**  
**Average Price:** \$2,797m \$1,805/SF  
**Average Size:** 1,568sf

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

**Our analysis:** Activity dips again.

## Ultra Luxe

### VOLUME DIPS, PRICING DIPS NOTABLY

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

**14 properties signed and/or closed**  
**Average Price:** \$4,428m \$1,890/SF  
**Average Size:** 2,385sf

**DOWN SLIGHTLY** compared to last month.  
**DOWN NOTABLY** compared to previous month.  
**UP** from previous month.

**Our analysis:** Pricing dips below \$2,000/sf as more re-sales register.

## Mega Luxe

### VOLUME STILL STRONG, PRICING SOARS PAST \$3,000/SF

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

**44 properties signed and/or closed**  
**Average Price:** \$10,872m \$3,232/SF  
**Average Size:** 3,387sf

**DOWN** from last month.  
**UP NOTABLY** from prior month.  
**EVEN** compared to previous month.

**Our analysis:** Signed Contract Volume and closed sales dip yet are still strong. Pricing soars past \$3,200/sf. Fueled by signed contracts at 443 Greenwich and 90 Morton.

## House Luxe

### THE TOWNHOUSE MARKET REMAINS SLOW AND STABLE

LARGER, SINGLE  
FAMILY TOWNHOUSES

**2 properties signed and/or closed**  
**Average Price:** \$7,625m  
**Average Width:** 20 feet

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

**Our analysis:** The townhouse market usually starts as green leaves emerge. Huge sale happening in Greenwich village.....will register in May.



**Compass**  
90 Fifth Avenue  
New York, NY 10011

It's old-fashioned, but the sound of a record playing in your home may make it truly feel like....HOME. This beauty from SHINLOA retails for \$2,500 and is the perfect accessory for any swell home. [shinola.com](http://shinola.com)

## The Team

Consistently a Top Team globally, we deliver exceptional service in the New York and Brooklyn luxury real estate markets, with 60+ offices across the USA. With collective sales of over \$3 billion our team represents sellers, buyers, renters, and developers marketing and buying property that range from \$300,000 to \$20+ million. How may we help you? Compass is everywhere you want to be. We can connect you to the best agent anywhere in the world.

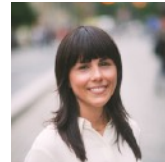
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HERVE



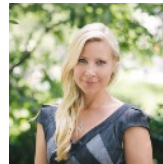
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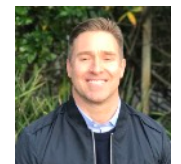
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