



Rarely Available Prime Tribeca 4-Bedroom Apartment With Parking
71 Laight St, 4D

American (Real Estate) P.I.E.

2018 saw the New York real estate markets extend the correction that started 24 months ago after several years of over-exuberant luxe-flation where pricing on many properties escalated at unsustainable rates. Unusually, this started in New York well before the equity markets corrected in 2018, but has since started to spread around the country and many parts of the world. Rising interest rates and slowed growth are NOT a recession. Regardless, real estate transactions always continue through recessions. Our memories are stuck on the GREAT RECESSION of 2007-9: we forget that out of the past 6 recessions, only one has delivered sharp real estate price declines. Today's markets are very different to the Great Recession: regulation, tighter lending standards, significantly lower equity lines of credit drawn out of homes - not to mention over \$19 trillion in cash on standby - are almost certain to deliver a very different slowdown this time around. So in 2019, we should watch 3 things:

1. Politics
2. Interest rates
3. Equities.

All three may be more impactful on mood more than anything. Moods can drive markets, often unwisely. In-between the drama, lies the data: A 50% off selling price may be a swell headline, but it may provide inaccurate insight. The data is beginning to indicate the beginnings of price stabilization.



Steven Harris Designed Penthouse With Wrap Terrace
130 West 12th St, PH



Elegant & Dramatic Soho Penthouse

54 MacDougal Street
SoHo
\$9,950,000

This penthouse is conveniently positioned on a picturesque tree-lined block in the Sullivan-Thompson Historic District at the intersection of Soho, Greenwich Village and Hudson Square. This newly built, elegant condominium is approaching completion and stands out in a sea of sameness, capturing the essence of its historic surroundings - once the site of a property belonging to Aaron Burr, the third Vice President of the USA - yet embracing all modern conveniences and amenities.

West Village Duplex With Two Loggia Terraces Townhouse-Scaled Apartment

397 West 12th St
West Village
\$15,950,000 - Newly Priced!

Rarely does a property of this scale and caliber become available in the West Village in a prime location and condominium building with a 24-hour doorman. With the equivalent space of a large townhouse, this south-facing, sun-kissed duplex with exposures in four directions and almost 60 feet of frontage onto 12th Street simply has it all. Designed by acclaimed interior architect Deborah Berke with exterior architecture by Cary Tamarkin, this carefully considered home is both aesthetically exquisite and practical.



Huge Light-Flooded Penthouse Tribeca - Condo

161 Hudson Street
TriBeCa
\$16,000,000 - Newly Priced!

Exquisite Monique Gibson-designed and mint-move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality. Conveniently located in the heart of prime Tribeca, moments from all public transportation, restaurants, entertainment and amenities including the Hudson River Park, and in close proximity to Soho and the spectacular evolution of Downtown Manhattan.

For more information or to schedule an appointment please call 646.780.7594



34 East 30Th Street, Nomad
\$2,750,000 - Just Listed!

This authentic full floor loft provides an incredible opportunity to create your dream home in a boutique NoMad pre-war building moments from Park Avenue South, Madison Square Park and Dover Street Market.



151 West 17th Street - Penthouse - Chelsea
\$6,500,000 - NEW PRICE!

Offering 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.



825 Fifth Avenue, Upper East Side
\$8,750,000 - NEW PRICE!

Exceptional in every way...this state-of-the-art home on Fifth Avenue on a high floor with 40 feet of frontage directly overlooking Central Park has been gut renovated to the most exacting standards.



40 Bond Street, Noho - Coming Soon!
Price Upon Request

Designed by world-renowned architect John Pawson, this 1,382 square foot split two-bedroom residence features two bathrooms, powder room, and southern exposure through nine 11-foot floor-to-ceiling windows.



301 West 53Rd Street, Hells Kitchen
\$2,000,000

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!



196 Orchard Street, Lower East Side
\$10,00 per month - JUST LISTED!

Be the first to live at 196 Orchard Street! This is the best high-floor split two-bedroom, two-bathroom apartment with tall ceilings crafted by Incorporated Architecture & Design, boldly designed yet perfectly polished.

For more information or to schedule an appointment please call 646.780.7594



54 Macdougall Street, Soho

\$4,150,000

Upon entering the main level of this "Maisonette", one is immediately struck by an open, light infused solarium overlooking the ~900sf private landscaped yard.



444 West 19th Street, Chelsea

\$1,350,000

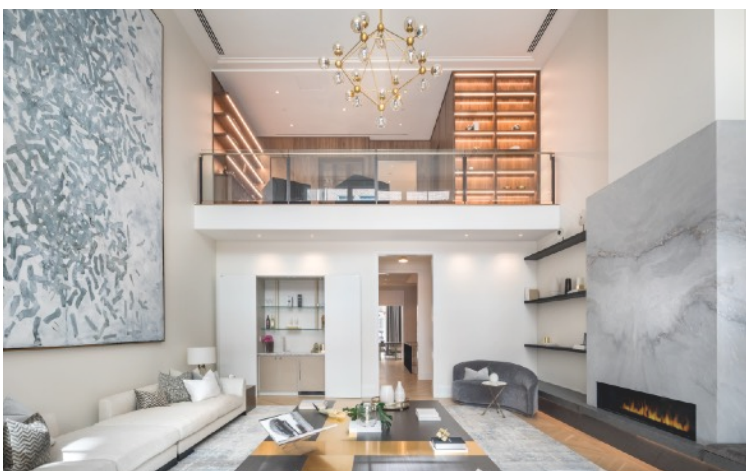
Located in the heart of West Chelsea, this bright, one-bedroom, one bathroom south-facing apartment with a balcony features floor-to-ceiling windows that frame bright south-facing exposures.



25 Barrow Street, West Village

\$8,250,000

Beautiful four-story 22' wide Federal brick townhouse is on a 25' wide lot and is part of the Greenwich Village Historic District. The house offers a myriad of options to discerning buyers.



11 West 12Th Street, Greenwich Village

\$21,900,000 - NEW PRICE!

25-foot wide, single-family townhouse that has been painstakingly renovated by Paris Forino to the highest caliber of workmanship and unparalleled quality. This handsome home features two roof terraces, and a private 33-foot deep garden and a coveted two-car garage.



Single Family Townhouse With Private Garage

53 Downing Street

\$20,000,000 - NEW PRICE!

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. Every imaginable detail has been considered in this extensive renovation.



Dream Greenwich Village Penthouse

**130 West 12th St
Greenwich Village
\$21,500,000**

This top-floor, private-floor 1-3 bedroom penthouse is genuinely a one-of-a-kind, with usable wrap terraces that feature exterior 'rooms', exceptional, open, humanly scaled views, sublime finishes - including all new bronze windows from France - designed by AD 100 Architect Steven Harris in a top-notch condominium building with full services and access to the superb amenities of Greenwich Lane. This home is impossible to replicate anywhere.

Renovated Single Family Home With Pool

**109 Waverly Pl
Greenwich Village
\$27,500,000**

This imposing, light, Greek Revival townhouse - featured on the cover of INTERIOR DESIGN - was fully gutted and renovated, designed by acclaimed architect Wayne Turett in a contemporary style. The 6-level home with 6-8 bedrooms with an elevator measures around 8,300sf of interior space and 1,500sf of outdoor space.



Mint Condition, 4 Bedroom Apartment With Parking

**71 Laight Street
TriBeCa
\$8,500,000**

Move right in to this virtually brand new, perfectly appointed and decorated home with many customized details and millwork. This loft-like triple-mint premium residence is inspired by the finest classic apartments with a gracious entrance gallery that opens into the beautifully proportioned North East corner living room, over 31 feet in length. Six large windows flood the room with light and reveal charming exposures towards Tribeca's charming historic cobbled streetscape.



100 East 53Rd Street Midtown

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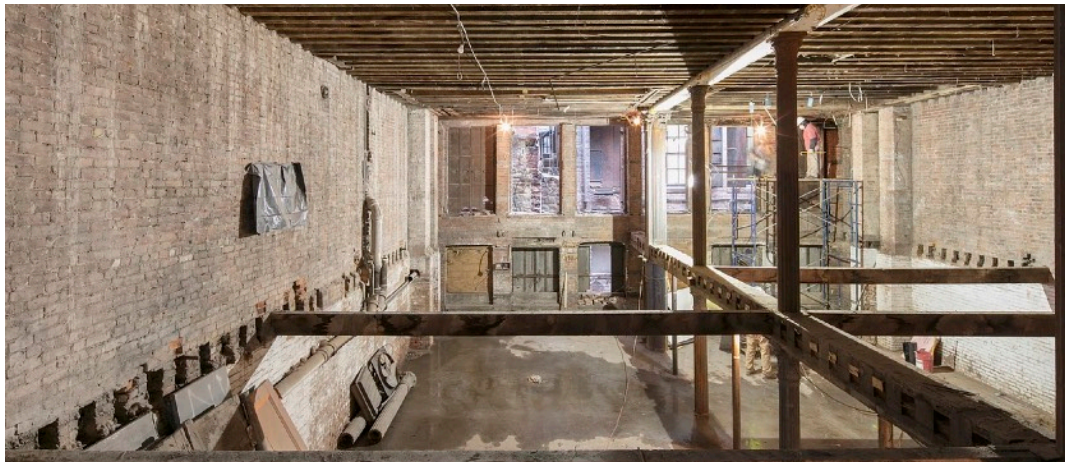
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51 White Street Under Construction Tribeca

The 100 plus year old landmarked building features a cast iron marble facade and is remnant of a grander architectural period in NYC history. The building is being converted into a luxury boutique condominium with some of the highest level of finishes, materials, and designs seen in this neighborhood.

Mini Luxe

Volume **STABLE**, Pricing **STABLE**

Smaller luxury properties between \$1m and 2m

96 properties signed and closed
Average Price: \$1,445m \$1,477/SF
Average Size: 977sf

EVEN compared to last report.
EVEN compared to previous month.
DOWN compared to previous report.

Our analysis: Sales volume and pricing were stable this month.

Midi Luxe

Volume **EVEN**, Pricing dips slightly

Mid-sized luxury properties between \$2m and \$4m

80 properties signed and closed
Average Price: \$2,679m \$1,654/SF
Average Size: 1,646sf

EVEN from last report.
DOWN compared to previous month.
UP from previous report.

Our analysis: Volume continues to be stable, but pricing eases further.

Ultra Luxe

Volume dips notably, Pricing dips

Larger, luxury properties between \$4m and \$5m

6 properties signed and closed
Average Price: \$4,492m \$1,356/sf
Average Size: 3,480sf

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

Our analysis: Pricing dips notably, skewed by the sale of a large raw space and sharply lower volume.

Mega Luxe

Continued strong volume, pricing remains below \$3,000/sf.

Large, exceptional properties over \$5m, many with outdoor space

39 properties signed and closed
Average Price: \$9,751m \$2,617/SF
Average Size: 3,306sf

EVEN from last report.
UP compared to previous month.
DOWN from previous report.

Our analysis: Pricing remains below \$3,000/sf, but ticks up. Very solid volume.

House Luxe

Townhouse sales activity dipped. ALL sales below \$7M

Larger, single family townhouses

4 properties signed and closed
Average Price: \$5,796m
Average Width: 20 feet

DOWN compared to last report.
DOWN compared to previous month.
DOWN from previous report.

Our analysis: Houses continued to move, this month all focused \$7M and under.



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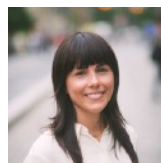
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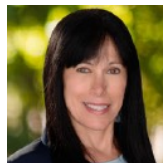
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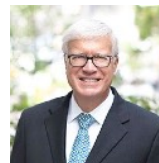
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