



995 Fifth Avenue
\$10,000,000



870 Fifth Avenue - Central Park Perfection
\$10,000,000 - NEW PRICE!

Summer Slumber - Fall Awakening?

June's mammoth closing volume in time to avoid new closing taxes that kicked in on July 1st, was followed by a very slow July. Is this a traditional Summer slumber or is this slow activity - especially in the \$10m+ market - a result of the new, higher closing costs lost tax benefits? Only time will tell.

Aside from the negative press and a constant barrage of 'experts' suggesting you should rent rather than buy (mostly from those who collect monthly/annual fees on investments) New York City, State and the Federal Government appear to be doing everything in their power to dampen the New York real estate markets. The new cap on SALT deductions, higher transfer taxes, higher mansion taxes and now further restrictions on rent laws that have placed the onus on affordable housing on a select few, does not encourage real estate transactions. Yet we need to remind ourselves that governments come and go, and hopefully sanity prevails and new, more practical laws are enacted down the road.

Americans spend HALF A TRILLION DOLLARS on rent every year: this alone should convince even the most hesitant buyers that buying in a low interest rates environment for the longterm is simply smart.

DID YOU KNOW?

Americans spend HALF A TRILLION dollars on home rent every year. The average American will spend at least \$1m in their lifetime. More in NYC!

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DID YOU KNOW?
The average 30-year
fixed-rate mortgage is
down from 4.94% in
November to 3.75%
today.

HUGE Penthouse with Private Terrace and Rooftop Terrace

**161 Hudson Street
\$16,000,000**

Located in the heart of Tribeca this 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.



**260 West Broadway, Tribeca
\$7,000,000**

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



**43 West 13Th St, Greenwich Village
\$5,000,000**

Nestled on one of the most desirable treed Central Greenwich Village Gold Coast blocks, moments from Union Square, this massive loft - almost 5,000sf gross in size - with soaring 14ft ceilings awaits your touch. Bring your architect or designer and create a dream home. At just about \$1,000/sf this price is impossible to replicate, certainly not in a location of this caliber. (VIRTUALLY STAGED)

For more information or to schedule an appointment please call 646.780.7594



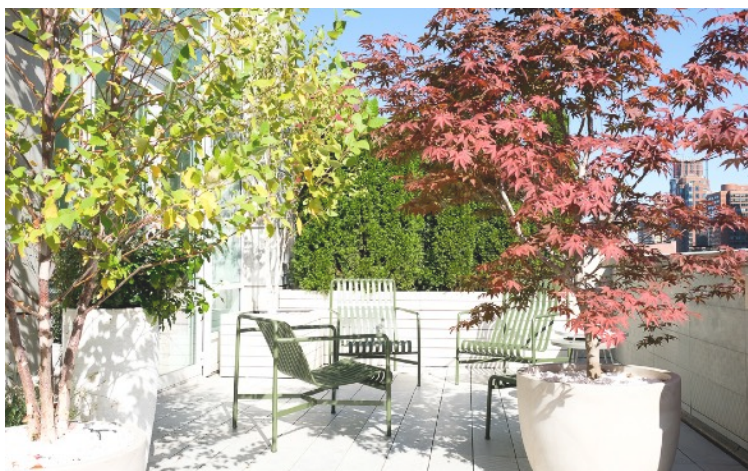
34 East 30Th Street, Nomad - Wide Loft
\$2,500,000

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. (Virtually Staged)



151 West 17Th Street - Penthouse - Chelsea
NEW PRICE: \$6,000,000

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.



Coming Soon! 141 East 88Th Street- Upper East Side
Price Upon Request

COMING SOON. Perfect 3-bedroom duplex penthouse in a prime, newly converted full service condominium with multiple terraces, superb light, open views in mint move-in condition. Downtown meets uptown in the best possible way.



251 West 19Th Street - Chelsea
\$3,000,000

This 1,800sf+ loft in a doorman condominium building that has been completely re-furnished awaits your touch: Architect plans are already in place to convert this into a 2-3 bedroom showplace with soaring 11ft ceilings.



53 North Moore St - Tribeca - +/-4,000Sf
\$6,750,000

These two large apartments have already been partially combined on the most desirable cobblestone block of Central Tribeca with windows facing East, North and West. Rarely does a loft apartment of this scale become available in this location and building that easily accommodates 4-5 bedrooms.



995 Fifth Avenue - Upper East Side
\$10,000,000

The Stanhope: a rare 4-bedroom pre-war fully renovated (in 2015), mint, move-in Cond-op (Co-op with condominium rules) designed in 1926 by Rosario Candela - this landmark building is positioned directly across from the Metropolitan Museum of Art and Central Park, enjoying views over both.

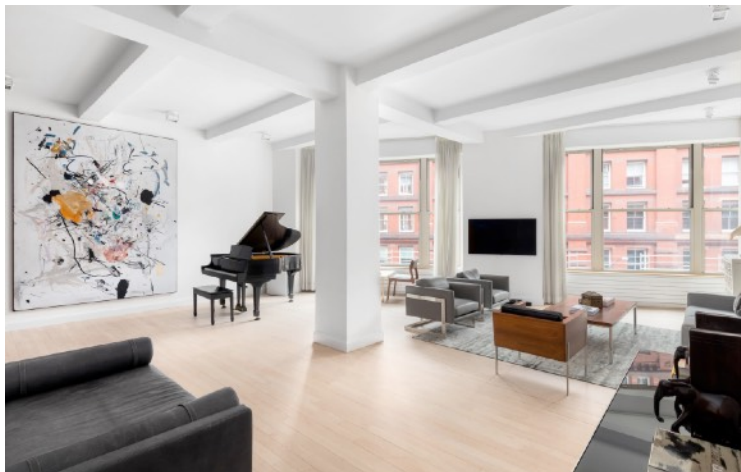
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560 West 24Th St, Penthouse - West Chelsea

\$14,000,000 / \$37,500 per month

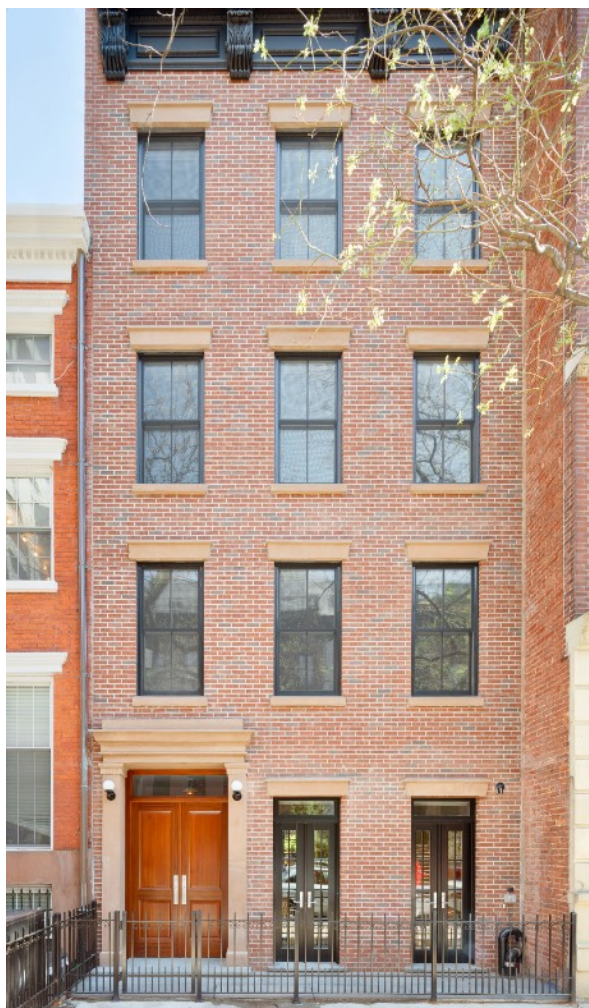
Classic Penthouse designed by AD100 architect Steven Harris: Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse with multiple terraces that epitomizes grace and elegance, moments from Hudson Yards and the Highline and Hudson River Parks.



166 Duane St - Tribeca

\$7,250,000

Located on possibly the most charming corner of TriBeCa, directly on the lovely Duane Park, this beautiful loft residence spreads over 3,600SF, offering 11' ceilings and impressive proportions in every room.



315 East 18Th St - Gramercy - Townhouse

\$12,000,000

Nestled on a picturesque block, moments from Gramercy Park, is a recently completed Greek revival style gut-renovated townhouse that has been superbly designed and re-constructed to the most exacting standards to meet the demands of a modern lifestyle.



6 West 20Th Street, Chelsea / Flatiron

Coming Soon: Price Upon Request

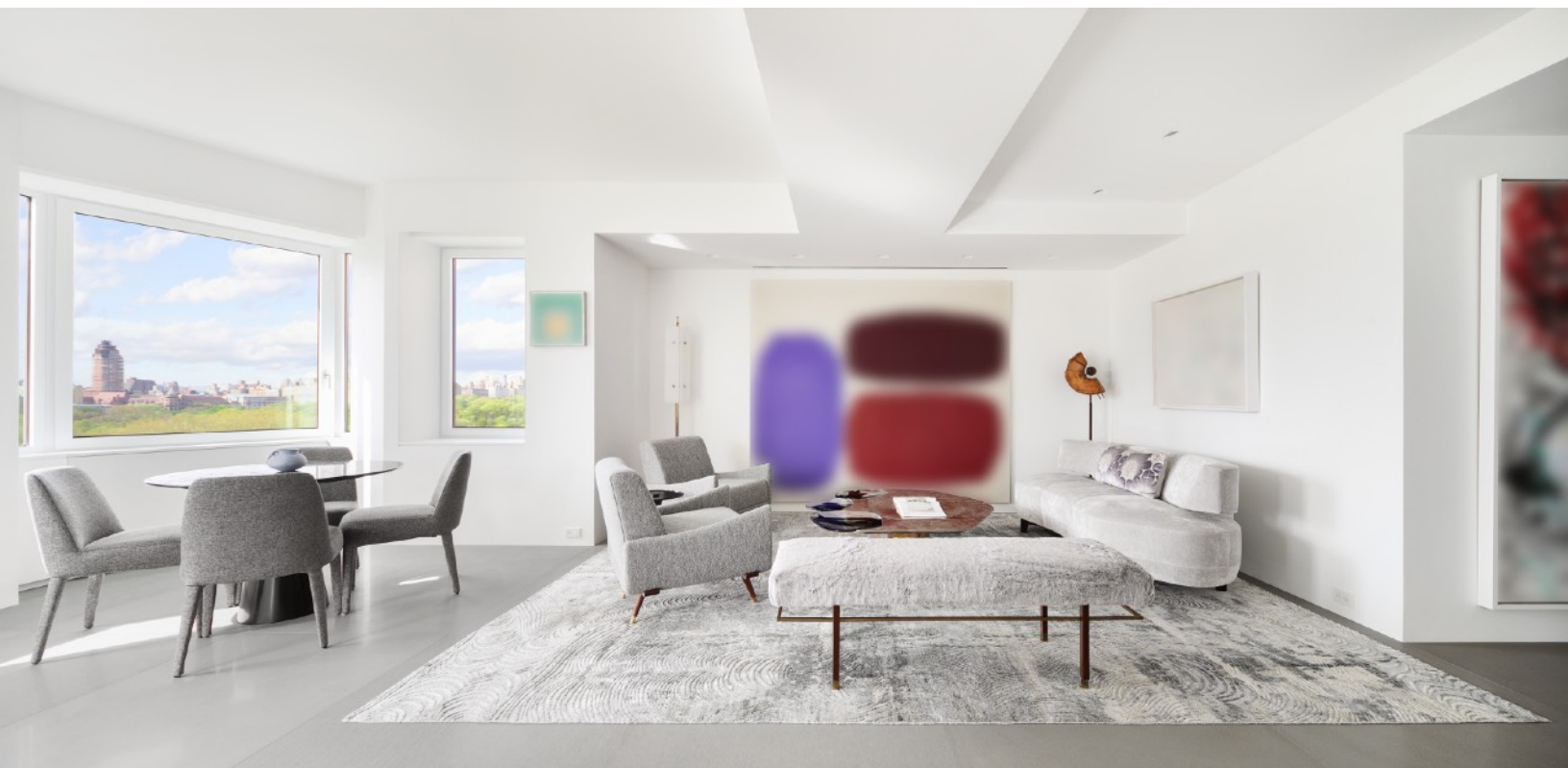
This recently completed, precisely gut-renovated private full-floor loft off Fifth Avenue is just moments from Madison Square Park. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.



160 East 22Nd St, 19C - Gramercy

\$2,850,000

Hovering above the heart of the Gramercy Park Neighborhood, residence 19C is an almost 1,300 square foot 2 bedroom, 2-bath condominium home in a new, full-service building with inspiring open city views that include Gramercy Park itself.



Unobstructed Central Park Views

**870 Fifth Avenue
Upper East Side
\$10,000,000**

This brand new, never-lived-in beauty is perched on a high floor with over 55 feet of frontage overlooking iconic Central Park. A recently completed extensive renovation by a leading designer has been performed to the most exacting standards to deliver what has to be one of the most beautifully executed contemporary homes on the Upper East Side.

DID YOU KNOW?

The real estate industry is the only asset class – maybe other than high art – where only 5% of the assets turn over each year.



22 Mercer Street, 2D - Soho

NEW PRICE: \$4,250,000

Superbly outfitted 2-bedroom, 2.5 bathroom designer loft is grandly scaled with over 2,392 square feet of living space and features a wood-burning fireplace and a small balcony, the only one of its kind in the building.



40 East 67th Street - Upper East Side

\$13,995,000

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side.

For more information or to schedule an appointment please call 646.780.7594



397 West 12th St, 3 - West Village
PRICE UPON REQUEST

With the equivalent space of a large townhouse, this south-facing, sun-kissed 4-6 bedroom duplex with exposures in four directions and almost 60 feet of frontage onto 12th Street simply has it all.



25 Barrow Street, West Village
\$7,350,000

Built in 1826, this beautiful four-story 22' wide Federal brick townhouse is on a 25' wide lot and is part of the Greenwich Village Historic District.



347 Bowery - Noho/East Village - Immediate Occupancy

BRAND NEW - 3-BEDROOM, 3.5-BATHROOM DUPLEX - \$6,500,000 - NEW PRICE!

Mini-Luxe

Volume SLIPS, Pricing rises

Smaller luxury properties between \$1m and 2m

99 properties signed and closed
Average Price: \$1,442m \$1,645/SF
Average Size: 916sf
Our analysis: Sales volume drops notably and pricing continues to rise.

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

Midi-Luxe

Volume rises again, Pricing rises too.

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

113 properties signed and closed
Average Price: \$2,960m \$1,941/SF
Average Size: 1,704sf
Our analysis: Volume improved again, and pricing slipped just a little.

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

Ultra-Luxe

Volume rises fueled by closings, Pricing rises further above \$2,000/sf

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

32 properties signed and closed
Average Price: \$4,423 \$2,168/SF
Average Size: 2,168sf
Our analysis: Very healthy sales volume mostly because closed sales on deadline.

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

Mega-Luxe

SOARING late June closing volume in time to avoid tax hike recorded in July.

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

60 properties signed and closed
Average Price: \$8,488m \$2,595/SF
Average Size: 3,219sf
Our analysis: Pricing slips below \$2,600/sf as some June closings recorded only in July.

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

House Luxe

Townhouse volume strong, most are June closings recorded in July.

Larger, single family townhouses

6 properties signed and closed
Average Price: \$9,841M
Average Width: 22 feet
Our analysis: These numbers are skewed by June closings recorded in July..

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



152 Elizabeth Street - Nolita NEW PRICE: \$13,750,000

With an exacting eye and generous spirit, Pritzker Prize Laureate Tadao Ando and renowned interior architect Michael Gabellini are making history with 152 Elizabeth Street. Ideally situated in vibrant Nolita, the building stands as Ando's first residential work outside of Asia. Full floor, 4 bedrooms, fireplace.

Back-Up Power?



The Tesla Powerwall Is The Perfect Battery To Keep Some Back-Up Power In The Event Of A Power Outage..... Some Stack Them (Up To 10) Www.Tesla.Com/ Powerwall

Compass

111 5th Avenue
New York, NY 10003

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DID YOU KNOW?

The median age of a homebuyer is 46 years old, the oldest since 1981. (NAR)

Our Team

We deliver exceptional service in the New York and Brooklyn luxury real estate markets. With sales in excess of several billion and consistently amongst the USA's Top 25 Teams, our group represents developers, buyers, renters, and sellers in transactions ranging from \$500,000 to well over \$20 million. We can also connect you to the best agents around the country and the globe. Please let us know how we may be of assistance to you.

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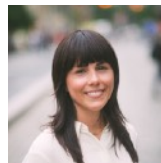
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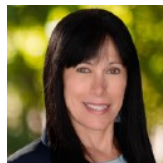
HERVE



AMY



CALLI



LOIS



AIMEE



MANNY



HAROLD



BRETT



MICHAEL



PETER



NEIL



ROBERT