

The Great Coma Awakening: Manhattan February Signed Contract Volume up 160% compared to September 2020.

In September, 2020 the Manhattan real estate markets were slowly emerging from a self-induced coma, coming back to life after the Spring/Summer COVID slumber. Flash forward six months later and February 2021 signed contract volume jumped 160% compared to September 2020. While pricing is not climbing notably (yet), activity is very solid indeed and the depth of discounts is fading while the consumer still remains very price-focused. Now as we enter the POST COVID MARKET - with hundreds of millions of vaccines in distribution by the end of Spring - we should expect dramatic shifts and adjustments to a new reality. Another 'new normal' awaits us.



#200!

This is the 200th edition of LUXURYLETTER. We've delivered it every month without fail for the past 16-plus years starting in July, 2004. We were the first to report on monthly signed contract activity, still the most meaningful barometer of markets. Back then antiquated technology made the production painfully cumbersome. These days we also curate customized real-time reporting specific to our client's needs. Real estate never sleeps!

COMPASS



The Four Seasons, Tribeca Penthouse
\$39,500,000

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New! 30 Park Place Penthouse, The Four Seasons Residences, Tribeca
\$39,500,000

Impressive windows facing north frame breathtaking open panoramic views of Manhattan all day long from every room in this trophy penthouse designed by Architectural Digest 100 interior designer Monique Gibson, certainly one of the most exceptional real estate moments in all of Manhattan. While the finish-out of this home is of a standard rarely found anywhere after an extensive multi-year gut renovation, it is the bones - the things you cannot replicate anywhere - that are of collector value.



56 Conant Valley Road, Pound Ridge, New York
\$3,000,000 NEW!

Just 1 hour from NYC this timeless, airy modern boasts 20-foot ceilings, tons of natural light and gorgeous views of the 10+ acre landscape. Private and elegant, it also includes a guest apartment, multiple terraces, a putting green, au pair quarters and so much more. Close to hiking, equestrian facilities and the Inn at Pound Ridge by Jean-Georges.



252 Seventh Avenue, Chelsea
\$3,000,000 NEW!

Breathtaking, panoramic, protected views are perfectly framed via six oversized windows facing north that fill this gut-renovated ultra-sophisticated home with light all day long. With almost 40 feet of northern frontage, this open plan allows for a gracious entertaining space that can be closed off via large floor-to-ceiling sliding doors to create a second bedroom suite if desired. Perched on a high floor, this apartment has been exquisitely renovated to the most exacting standards



New! 31 Harrison Street, Tribeca - Townhouse
\$6,000,000

Perfectly perched on one of the city's most charming historic townhouse rows this landmark house is a jewel of Tribeca. One block from Hudson River Park, a few streets from Whole Foods, close to stops for many of the city's subway lines, a short walk to the new Disney and Google headquarters at Hudson Square. This rare property, its interior designed by Steven Harris, is in move-in condition.



NEW! 832 Broadway, Greenwich Village
\$5,000,000

Highly appealing low monthly carrying costs entice you to this grandly scaled, immaculately maintained pre-war loft conveniently located moments from Union Square in Greenwich Village. This is the first time this home is being sold in over three decades in this imposing landmark 1896 co-op with condominium-style house rules.

**DID YOU
KNOW?**
Manhattan signed
contract volume rose over
24% in February, 2021
compared to January.

6 West 20th Street
Triple Mint Loft

9,000,000
Flatiron

This triple-mint, 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.



Gold Cost Duplex With Views

40 Fifth Avenue, Greenwich Village
\$15,000,000

An extensive and thoughtful renovation has combined multiple units on the 14th and 15th floors to deliver a duplex home of grand scale combined with a sense of understatement and intimacy. Historic architecture with superbly proportioned rooms is seamlessly infused with every modern convenience. Three exposures - in an area known for low-lying buildings and townhouses - delivers exceptional protected light and views all day long

Steven Harrison Designed West Chelsea Penthouse With Large Private Terrace

560 West 24Th Street
\$9,415,000

Re-designed and re-imagined, this top floor 3-bedroom penthouse duplex with 1,428sf private outdoor space has to be one of West Chelsea's most prized residences on arguably the most prized block of the neighborhood bracketed by 200 Eleventh Avenue and The Getty. Perched atop FIVE SIXTY West 24th Street, this recently completed Steven Harris designed limestone-clad landmark combines impressive grandeur with elegant restraint.



Metropolitan Museum Of Art Views

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 - the renowned architect responsible for many of New York's most prestigious buildings. Fully renovated in 2008, this landmark building is positioned directly across from the Metropolitan Museum of Art and Central Park, enjoying views over both.



347 Bowery NoHo/E. Village 3-bedroom 2 Wrap Balconies. New Price!

This 3-bedroom, 2.5 bathroom duplex on a south-west, light-infused corner at the crossroads of NoHo and the East Village, across from the Bowery Hotel at the culmination of Great Jones Street features surprisingly impressive and humanly scaled views in three directions. Both architecture and interiors are by world-acclaimed architect Annabelle Selldorf. \$6 million Immediate Occupancy.

DID YOU KNOW?

Millennials represent the largest portion of home buyers in the USA - 38% -and most seek larger homes.



Published Penthouse with Private Heated Pool West Chelsea

456 West 19Th Street - \$12,500,000

A top-floor fully renovated penthouse with almost 3,000sf of interior plus approximately 2,000sf exterior living space that combines both City and 'Country' living in one. This pristine, published penthouse in the heart of the West Chelsea Gallery District has been extraordinarily renovated and re-imagined as the ultimate glamorous showstopper, an elegant sanctuary of sophistication wrapped in brick and true divided-light steel windows that offer superb light and panoramic views over West Chelsea, Hudson Yards and Midtown Manhattan.



141 East 88Th Street. Upper East Side
NEW PRICE! \$8,9million

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors.

Coming Spring 2021: No.33 Park Row



City Hall Park - Where Tribeca, The South Street Seaport And Fidi Intersect

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range from 1- to 4—bedrooms and penthouses. Early 2021 Occupancy.



New! 160 East 22Nd Street, Gramercy
\$2,500,000

Located in arguably one of the most desirable parts of Downtown Manhattan on the charming treed streets of Gramercy, about 450ft from Gramercy Park, this mint 2-bedroom 2-bathroom home over 1,200 square feet in size, boasts northern and southern exposures and nearly 10ft-high ceilings, this home is bathed in light all day.



150 Charles Street, West Village
\$14,750,000

Located in the highly coveted 150 Charles Street in the most desired Downtown neighborhood - the West Village - this one-of-a-kind duplex 4 bedroom, 4.5 bathroom condominium residence boasts a private, magical garden-quality terrace that delivers super outdoor as well as indoor living rooms



53 Downing Street West Village/Hudson Sq.

\$17,500,000

Nestled on a discreet, quiet, treed block where the West Village meets Soho and Hudson Square, 53 Downing Street is large, 20'-3 1/4" wide, recently completed, gut renovated single-family townhouse with a garage and multiple outdoor living spaces. The Landmarked Italianate house was originally built in 1857 and has undergone a complete redesign 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 the renovation of this mansion-scaled home renovation, including brand new individually zoned mechanical systems for year-round flexibility along with radiant floors in all bathrooms as well as a fully integrated Crestron AV system with ceiling speakers and connectivity for TV, Internet, and Security.

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DID YOU KNOW?

Second-home sales were up 44% year over year in 2020, according (NAR). About 45% of vacation home buyers are in their 50s and 60s and buy for personal



53 North Moore St, Tribeca
4,000sf in prime Tribeca. \$6,000,000



204 West 21st Street, Triple Mint Townhouse
NEW PRICE: \$8M

DID YOU KNOW?

This is the 200th issue of *Luxuryletter*! If you want to see any of the issues from the past 16-plus years, you can find them archived at:
www.luxuryletter.com.

For a customized, curated, real-time report specific to your areas of interest, please email us at ls@compass.com and we would be happy to put together a COLLECTION for you.

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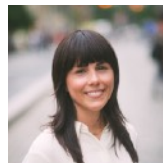
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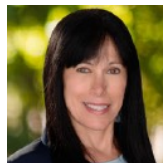
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