

Record May Signed Contract Activity

May 2021 experienced over 400 signed contracts per week in Manhattan, a super-strong level. Why have markets been so incredibly robust in the first 5 months of 2021 when so many fortune-tellers were predicting the imminent demise of New York City? Here are some reasons:

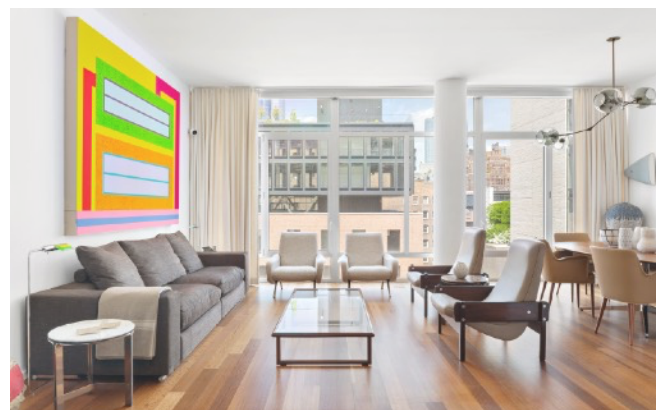
1. There is no other city quite like New York City, and it would take many decades to replicate or emulate its cultural diversity, architecture, institutions, etc.
2. The Vaccination effort in NYC has been super-effective.
3. NYC schools/education opportunities remain a huge draw.
4. NYC is a world-class financial and technology capital. Not to mention healthcare, bio-tech, media, education and a host of other industries. Its economy is very diversified.
5. The promise of a new mayor 7 months from now with some good candidates focused on fueling the economy, job-growth, crime-fighting and quality of life for all.
6. Interest rates remain low but longterm inflation fears and inevitable interest rate hikes are driving buying.
7. NYC is a bit more affordable with reduced seller and landlord pricing ambitions in most areas. Combined with low interest rates, attracting younger buyers who couldn't afford living here before. It's a wee bit more affordable.
8. A less congested city may be a more desirable lifestyle?
9. As options are reduced, the one key thing missing from the markets - urgency - has returned in many areas.



Chelsea Penthouse - Coming Soon
\$5,750,000



650 Park Avenue, Upper East Side
\$2,750,000



New! 520 West 19Th Street, Chelsea
\$3,500,000



347 Bowery NoHo/E. Village

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.



Park House West Chelsea 500 West 22nd Street

NEW! A collection of ten meticulously designed park front residences by Annabelle Selldorf

DID YOU KNOW?

Building materials cost much more than they did 3 years ago: US Tariffs imposed on imported steel, aluminum and lumber further fuel prices.

Published Penthouse with Private Heated Pool West Chelsea

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

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.



30 Park Place, Tribeca, Four Seasons Penthouse

\$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.



27 Wooster St, Soho - New!

\$7,000,000

This perfectly scaled three-bedroom, three-and-one-half-bathroom apartment is the first re-sale in this prized, impeccable Soho Modern Classic Condominium by esteemed architects, Kohn Pederson Fox Associates, discreetly located convenient to all things wonderful about Soho as well as Tribeca to the South and Hudson Square - or Google-Disney-ville - to the West.



31 Harrison Street, TriBeCa

\$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



27 Wooster Street, SoHo

\$45,000/MONTH

Never-before-listed, triple-mint furnished full-floor 4-bedroom plus study apartment in prized SoHo building and location with a balcony, multiple exposures and parking included. Pure perfection and rare. 24 hour doorman, gym.

DID YOU KNOW?
Construction is suffering from a lack of skilled workers required to install and create often complex design. Fewer Skilled immigrants arrived during Covid .!



520 West 19Th St, Chelsea

\$3,500,000 - Pristine home renovated by by Javier Robles of Utopus



53 Downing Street, West Village

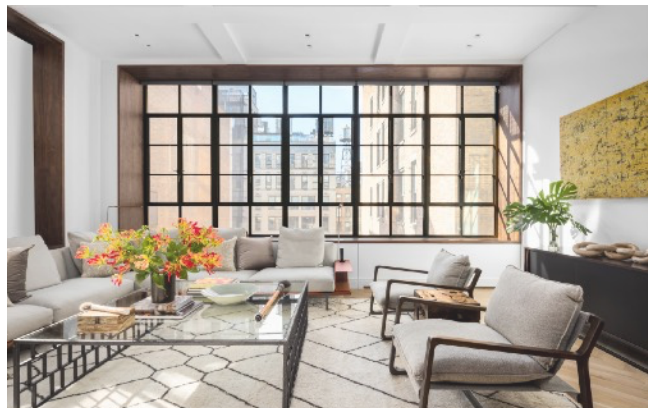
\$16,500,000 - NEWLY PRICED!

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.



130 East 18Th St, Gramercy

\$4,750,000 - Outstanding interior and exterior space, views, light, and convenience



6 West 20Th St, Flatiron/Chelsea

\$9,000,000 - Triple-mint, recently completed, precisely gut-renovated private full-floor loft

For more information or to schedule an appointment please call 646.780.7594



53 White Street - Coming Soon

A Collection Of 5 Authentic Tribeca Loft-Style Homes.

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. 2021 Occupancy.



New! 160 East 22nd Street, Gramercy \$2,450,000 - NEW PRICE!

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.



504 West 22nd Street, Chelsea \$10,000,000

Nestled along The High Line Park, this unique almost-brand-new mixed-use Townhouse has been gut renovated to perfection. The building is comprised of an owner's triplex over a ground floor retail/office space and it benefits from the almost-completed neighboring new condominium - PARK HOUSE CHELSEA - that offers doorman, super, and package services.



46 Mercer Street, Soho
\$8,500,000

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this penthouse condominium atop The Hohner Building is of collector quality, clearing all of Soho with impressive vistas that span from Downtown Manhattan all the way north past Hudson Yards to Midtown. Equally unusual are the soaring ceilings (12'-9") and south-facing side windows that feature throughout, filling the space with light all day long.



832 Broadway, Greenwich Village
\$6,000,000

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. Bring Your Architect.

**DID YOU
KNOW?**

Smart buyers are now observing replacement cost when evaluating pricing.



**High Floor, Bright Corner
Loft**

252 Seventh Avenue, Chelsea
NEW PRICE! \$4,000,000

This light-filled, grandly scaled loft apartment with low monthly carrying costs and 14 over-sized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with a full suite of amenities



Gold Cost Duplex With Views

40 Fifth Avenue, Greenwich Village

\$14,000,000 - NEW PRICE

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 Penthouse With Large Private Terrace

560 West 24Th Street

New Price! \$8,000,000

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.



Perched Overlooking Park Avenue

650 Park Avenue, Upper East Side

\$2,750,000

Perfectly perched on a high floor, light-filled North-Easterly corner in this white-glove Park Avenue cooperative overlooking The Armory and Park Avenue, this move-in ready, renovated two-bedroom plus study or guest bedroom, two-and-a-half bathroom residence has impressive open views and delivers an elevated quality of life.

Compass
111 5th Avenue
New York, NY 10003

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DID YOU KNOW?

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market activity, please follow
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Team

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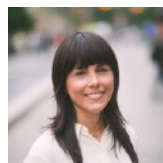
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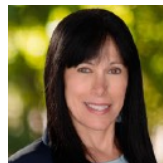
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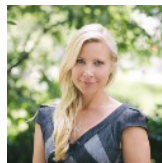
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HANNAH



NEIL



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PINO



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