



560 West 24th Street, Chelsea Steven Harris Designed Penthouse

4 BEDROOMS

4 BATHROOMS

1 HALF BATHROOM

\$14,000,000



New York City Sees Price Recovery

The first quarter of 2021 saw activity levels rebound at a very impressive level, but discounts abounded and negotiability was buyer-friendly. Signed contract volume remains consistently strong. This dynamic shifted in the second quarter where we are now witnessing a notable recovery in pricing. The days of 15-20% off are over, unless a property is priced well above market.

No, prices are not breaking records - yet -and certainly don't mirror the massive over bidding we see in other parts of the country. But multiple bidder scenarios have begun to emerge and often pricing is landing closer to the ask. In some instances - depending on the asking price - there is over-bidding.....maybe a sign of inflation? Or did the market dip too far?

Did You Know?

01

Construction costs soared early in 2021 fueling the inflation narrative, yet lumber prices have scaled back 40% after an initial surge.... in just one month.

02

Mortgage Interest rates are rising: the Fed is expected to do two interest rate hikes before the end of 2023. Some expect sooner.

03

[COMPASS.com](https://www.compass.com) web traffic is up 69% in 2021.

04

For Weekly signed contract market insights, follow us on Instagram:

@theleonardsteinbergteam



About Tribeca

01

Tribeca became a residential neighborhood in the early 19th century before transitioning into a mercantile center, and then undergoing another transformation in the late 1960s into a creative and cultural destination.

02

During the 1960s and 1970s, abandoned and inexpensive industrial lofts in the neighborhood became popular homes for young artists and their families, and to this day, the neighborhood continues to attract artists and creatives.





Tribeca Trophy Penthouse

\$39,500,000

30 Park Place, TriBeCa

Impressively scaled windows facing North, West, and East frame breathtaking open panoramic views of Manhattan all day long from every room in this trophy penthouse. 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.



Park House Chelsea

Pricing Starts at \$2.575,000

1-4 bedroom homes

500 West 22nd Street

Perched at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park, Park House Chelsea is a collection of ten meticulously designed park front residences by Annabelle Selldorf, founder of the eponymously named firm—Selldorf Architects.





**Gut Renovated Mixed-Use
Townhouse**

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



**Winged 2-Bedroom Home
with a Private Balcony**

165 West 18th Street
Chelsea
\$2,250,000



**Mint, 2-Bedroom Home
in a Full-Service Condo**

160 East 22nd Street
Gramercy
\$2,400,000



**Landmarked townhouse by
AD100 architect Steven
Harris**

31 Harrison Street
TriBeCa
\$6,000,000



**Rare Combination
Opportunity in Prime
TriBeCa**

54 N. Moore Street
TriBeCa
\$6,000,000



**Impeccable SoHo modern
classic condominium**

27 Wooster Street
SoHo
\$7,000,000



Unrivaled City Hall Park Views

Prices starting at \$1.875 to \$19.5M
No. 33 Park Row. Financial District / TriBeCa

Introducing the first residential property in New York City by **Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners**. This striking tower joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.



Rare architectural gem on 10+ acres of land

\$2,850,000
56 Conant Valley Road, Pound Ridge, Westchester, NY

This spectacular modern home cuts a striking image among the trees and natural beauty of Pound Ridge, NY, just 60 minutes from NYC and an 8 minute drive from the Inn at Pound Ridge by Jean-Georges, Ridgefield and New Canaan. Featuring 4 BRs and 7.5 BA and situated on 10+ thoughtfully-landscaped acres, this is one of very few modern properties available in the area.





Large Village Duplex with exceptional light & views

An extensive and thoughtful renovation has combined multiple units on the 14th and 15th floors to deliver a 4-5 bedroom duplex home of grand scale combined with a sense of understatement and intimacy

\$14,000,000

40 Fifth Avenue. Gold Coast Greenwich Village

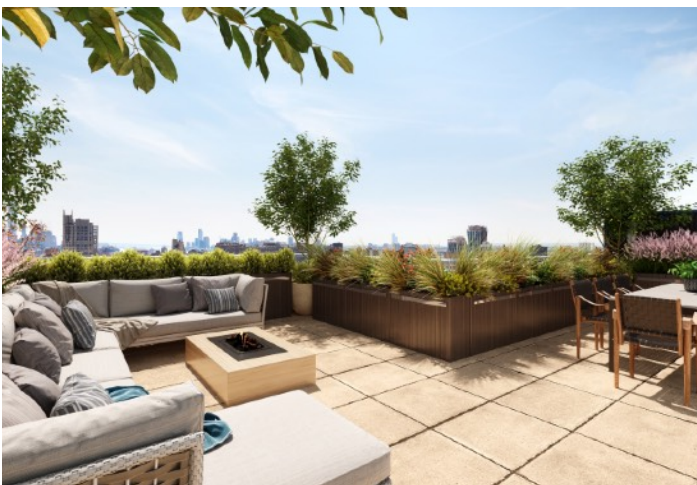


Duplex SOHO Penthouse with private roof terrace

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this 4-bedroom penthouse condominium is of collector quality, clearing all of Soho with impressive vistas North, South and West.

\$8,500,000

46 Mercer Street, SoHo



Renovated Chelsea Penthouse by Jared Della Valle with HUGE open views.

First time ever listed South-West facing 2-3 bedroom, 3-bathroom PENTHOUSE duplex in the famed Chelsea Mercantile with jaw-dropping, protected views, and a large 695SF terrace. Full services and Amenities including Garage.

\$5,750,000

252 7th Avenue, Chelsea



Pin Drop Quiet, River-front Tribeca Home with Soaring Ceilings

250 West Street
TriBeCa
\$5,250,000



Grandly Scaled Pre-War Loft

832 Broadway
Greenwich Village
\$5,750,000



Published West Chelsea Penthouse with rooftop Pool

456 West 19th Street
Chelsea
\$12,000,000



Exquisitely Scaled and Renovated Home

520 West 19th Street
Chelsea
\$3,500,000



Outstanding 4-5 bedroom home with Views & Light

130 East 18th Street
Gramercy
\$4,750,000



Light-filled, Grandly Scaled Loft Apartment

252 7th Avenue
Chelsea
\$4,000,000



The Team

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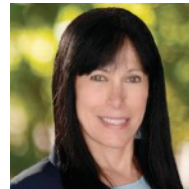
Herve



Amy



Callie



Lois



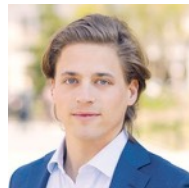
Aimee



Manny



Brett



Robert



Neil



Hannah



Ali



Pino



Niklas

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