



## 53 Downing Street

Gut renovated townhouse with private parking and multiple terraces

5 BEDROOMS / 5+ BATHS / 8,260SF VILLAGE/HUDSON SQUARE \$15,700,000



## Bonus Season Is A-Comin'

October was a very busy month in the real estate markets in New York City especially on the high end where a record number of contracts were signed with a notable volume priced above \$10 million. A penthouse at 443 Greenwich Street asking just shy of \$50 million was a Botoxed-eyebrow-raiser, not because of its big price tag, but because it is one of multiple \$20 million-plus sales, especially of mega-penthouse that now appear to be in short supply.

Around the USA, there appears to be a slight slowdown from the acute activity felt over the past 18 months. Much of this is driven by a lack of quality supply....the demand is still there! And the consumer is still willing to pay an enormous premium for brand new properties requiring no renovation. Decorating is acceptable. But many

have been spooked by the rising costs, difficulty to source quality labor and materials and most importantly....the time consumption. Time is the last luxury.

In this, of course, lies enormous opportunity: anyone buying a property requiring renovation will be handsomely rewarded down the road AND get everything they really want while they are living there.

Much of any activity slowdown nationally has been driven by short supply.

As we approach bonus season, the markets are bracing for an even busier time, combined with a new mayor and the return of the foreign buyer who has been all but absent for the past 3 years.... well before COVID struck.

-Leonard

## Did You Know?

### 01

West Chelsea is looking more like Greenwich Village....both visually and price-wise. A \$25 million townhouse just sold as did a \$20 million penthouse, within record territory

### 02

Sant Ambroeus may be coming to West Chelsea on Tenth Avenue....

### 03

Lumber prices are 60% off their record highs when prices spiked in early 2021.

### 04

Imports at the port of New York/New Jersey (3rd-largest in the US) were 26.4% higher than for the same period in 2020.

### 05

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

@theleonardsteinbergteam



## Recent Tribeca Mega- Sales

Tribeca has recently seen an impressive wave of very high-priced penthouse sales. Above we feature one of them - 30 Park Place - that our team marketed that sold for \$32 million. (Also recently nominated for an INMAN marketing award for best campaign....bravo team!)

Others have included two penthouses at 443 Greenwich Street, one just shy of \$50 million, two at 67 Vestry Street, the top floor penthouse at 56 Leonard Street as well as two others both above \$20 million.

Numerous others have sold in the teens. What

is interesting is that prime Tribeca pricing has spread its wings to extend towards City Hall Park and the Financial District as well as north up to Canal Street. The Hudson River Park extended Tribeca all the way West. The blocks just west of Broadway used to be a tough sell, but now as they emerge as a vibrant Art Gallery District with the recent opening of the David Zwirner Gallery, the boundaries of Tribeca have expanded impressively. 30 Park Place is a prime example: These gorgeous Four Seasons residences were once poo-pooed as being in the Financial District. Today they are commanding premium prices, after a brief dip earlier this year.





Prime Village Townhouse  
with Private Garage

53 Downing Street  
West Village  
\$15,700,000



Winged 2-Bedroom Home  
with a Private Balcony

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



Pristine Penthouse with  
Four Private Terraces

141 East 88th Street  
Upper East Side  
3-4 bedrooms  
\$8,500,000



Triple Mint Full Floor Loft Moments From Madison Square Park

6 West 20th St  
Flatiron  
\$9,000,000







## Authentic TriBeCa Lofts, Reimagined.

\$7,600,000

53 White Street, TriBeCa

53 White Street—The TriBeCa Heritage—exemplifies the storied pre-war cast-iron architecture of one of Manhattan's premier and most desired neighborhoods. And now, with the restoration of its glorious Italianate Tuckahoe Marble façade and a complete gut-renovation to create five magnificent, private full-floor condominium residences, the building stands as both a perfect tribute and addition to the city's architectural history.



## 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 along the Highline Park and equidistant between Hudson Yards and the Meatpacking District is a collection of ten meticulously designed park front residences by Selldorf Architects, recently awarded the re-design of the National Gallery in London.

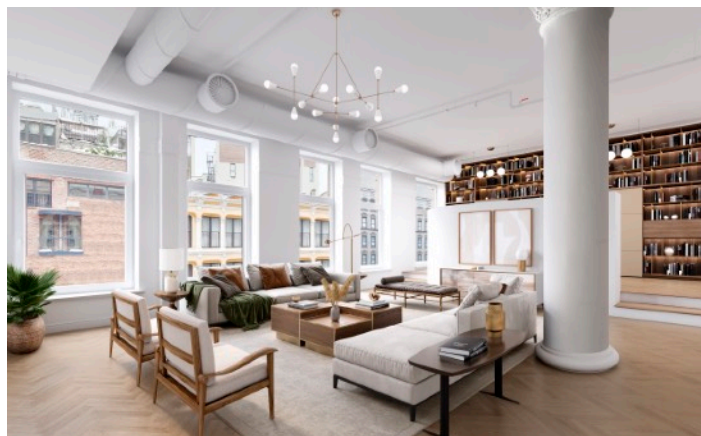






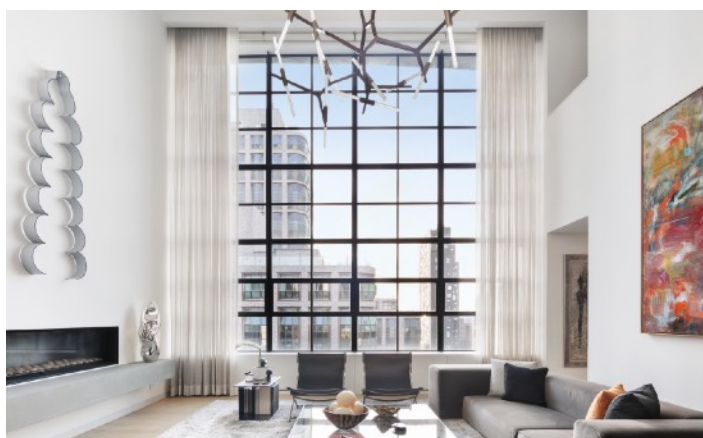
Pin Drop Quiet, River-front Tribeca Home with Soaring Ceilings

250 West Street  
TriBeCa  
2-3 bedrooms  
\$5,250,000



NEW PRICE! Grandly Scaled Pre-War Loft Awaits Your Touch

832 Broadway  
Greenwich Village  
3-4 bedrooms  
\$5,300,000



Published West Chelsea Penthouse with private rooftop Pool

456 West 19th Street  
West Chelsea  
3 beds, 3.5 baths  
\$12,000,000



Exquisitely Scaled and Renovated Home

520 West 19th Street  
West Chelsea  
Large 2-bedroom  
\$3,500,000



Townhouse Living with doorman & super services

504 West 22nd St  
Chelsea  
\$6,975,000



Pristine two bedroom in a boutique condo with a full suite of amenities

160 East 22nd St.  
Gramercy  
\$2,400,000





## Unrivalled 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. Located at the intersection of Tribeca, The SouthStreet Seaport and The Financial District at City Hall Park.



## Chelsea Penthouse Designed by AD100 Architect, Steven Harris

\$14,000,000 - 4 bedrooms + study + 2 fireplaces  
560 West 24th Street, Chelsea

West Chelsea Contemporary Classic Penthouse designed by Architectural Digest architect Steven Harris: Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse that epitomizes grace and elegance.





## **Final 3-bedroom Duplex Unit! Immediate Occupancy**

California-quality light streams throughout this perfectly scaled and crafted Selldorf Architects-designed duplex with two wrap balconies. Perfectly perched alongside the Bowery Hotel, the apartment's southwest orientation floods the space with light all day long via three exposures that also reveal remarkable and unexpected open views. **\$6,450,000**

347 Bowery, NoHo./East Village



## **Brooklyn Penthouse with two enormous private roof decks**

This one-of-a-kind Penthouse 2 bed, 2 bath duplex condo penthouse, imagined and executed by design firm General Assembly, spans an entire floor and has four outdoor spaces.

**\$2,200,000**

102 Gold Street, DUMBO, Brooklyn



## **Renovated Chelsea Penthouse by Jared Della Valle with HUGE open South- West light & 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





## The Leonard Steinberg Team

We deliver exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester and Connecticut luxury real estate markets. With sales in excess of several billion - and consistently amongst the USA's most respected Teams - we represent developers, buyers, tenants and sellers in transactions ranging from \$400,000 to well over \$20 million. We also connect you to the best pre-screened agents around the country and the globe. Please let us know how we may be of assistance to you.

T 646.780.7594

C 917.385.0565

[www.theleonardsteinbergteam.com](http://www.theleonardsteinbergteam.com)

[ls@compass.com](mailto:ls@compass.com)

111 5th Avenue

New York, NY 10003



Leonard Steinberg



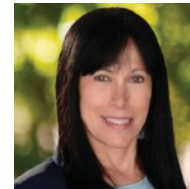
Herve Senequier



Amy Mendizabal



Calli Sarkesh



Lois Planco



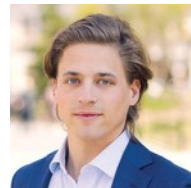
Aimee Scher



Manny Gallegus



Brett Mitchell



Robert Halperin



Neil Levine



Hannah Stella



Ali Ebrahimi



Pino Fortunato



Niklas Hackstein

Real estate agents affiliated with Compass are independent contractor sales associates and are not employees of Compass. Equal Housing Opportunity. Compass is a licensed real estate broker located at 90 Fifth Avenue, 3rd Fl. NY, NY 10011. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. To reach the Compass main office call 212 913 9058

**COMPASS**