



Duplex Penthouse Atop TriBeCa Heritage - 53 White Street

4 BEDROOMS. 4 BATHROOMS 1 HALF BATH. \$20,000,000



IS THIS 2022 GILDED AGE MOMENT ENDING?

Is this Gilded Moment of 2020-2022 about to end as the era of super-cheap money and super high Crypto gains fades? We have recently witnessed some excesses akin to those that happened in the 1920's. We all know how that ended, but in this new world of highly accelerated cycles, will the 'correction phase' of equity markets be followed by a similar correction in real estate? I doubt it. Yes, in some parts of the USA we could conclude that there is limited rationale behind some of the more excessive price hikes, yet here in New York we still see many prices just now recovering to 2015-2016 levels.

New Mayor Eric Adams is helping; time will tell whether his results match his rhetoric. Even those in the equities business feel real estate is a smart place for capital in a high inflation environment...and you can enjoy it...as important as our essential need for housing/shelter. Extreme wealth disparity won't go away soon, but wages are rising, unemployment is down, New York is cleaning up and people are returning to offices. In a wealthier, all-cash-buyer dominated city, higher interest rates may not be nearly as impactful as in other parts. The number of Californians buying here is encouraging too.

Did You Know?

01

2021 Home prices grew most in Phoenix (32.6%), Tampa (30.8%) and Miami (28.1%).

02

Those who moved to 'no tax states' are learning there's no such thing: often high real estate taxes pay the bills.

03

Re-financing applications are down about 60% compared to a year ago.

04

The volume of First Quarter New York City Sale Closings is almost identical to the figures of 2021, a record year. Off-market deals and flash sales abound.

05

For weekly insights on market activity, please follow us on Instagram at: @theleonardsteinbergteam

The Luxury Division At COMPASS



Did
You
Know

The Luxury Division at Compass was developed to elevate the level of support, enhance the aesthetic of marketing elements, and embolden the presence of exclusive properties. Through the Luxury Division, Compass agents are granted access to an extensive suite of integrated offerings geared toward creating intricate yet impactful exposure for luxury listings within the marketplace. From the preparation, to the promotion, and the ultimate sale of a luxury property, all aspects are curated to meet the standard luxury commands.

Learn More:

luxuryatcompass.com





No. 33 Park Row

Pricing starts at \$1.875M

1-4 bedrooms homes and penthouses

Unrivalled City Park Views from most homes

Designed by RSHP

Fitness Center, Roof Terrace, Screening Room, 24-hour Doorman, Hobbies Room, Lounge/kitchen

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.



500 West 22nd Street

PARK HOUSE CHELSEA

Pricing starts at \$2,725,000

Park front homes designed by Annabelle Selldorf

Perched on West Chelsea's prized Contemporary Art Gallery Block at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park and hovering above - yet removed from - the Highline Park, Park House Chelsea is a collection of ten meticulously designed park front residences by Annabelle Selldorf,



Annabelle Selldorf Designed
Home with En-Suite Garage

200 Eleventh Ave
West Chelsea
3 bedrooms/3.5 baths
\$8,000,000



Townhouse living with
doorman/super services

504 West 22nd St
West Chelsea
3 bedrooms, 3.5 baths
\$6,975,000



Pristine, private, full-floor penthouse soaring atop Tribeca's limestone-clad, Robert A.M. Stern-designed Four Seasons Tower a true collector-quality home. (See image left)

30 Park Place - TriBeCa
4 Bedroom Suites
\$45,000,000





Own a piece of New York history

Welcome home to this ultra-charming house perched on a quiet tree-lined Village block: 9 Commerce is a fully renovated 20-foot wide, four-story single-family townhouse with multiple outdoor spaces. This townhouse glows with light and oozes charm all day long.

\$6,500,000

9 Commerce Street, West Village



The Epitome of chic Modernist Design

Unique in every sense, Penthouse 2 at ABI Chelsea pairs thoughtful architecture with the finest craftsmanship to create a true urban oasis.

\$18,300,000

455 West 19th Street, West Chelsea



Duplex Penthouse With Heated Pool

This pristine, published penthouse in the heart of the West Chelsea has been extraordinarily renovated 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.

\$12,000,000

456 West 19th Street, Chelsea



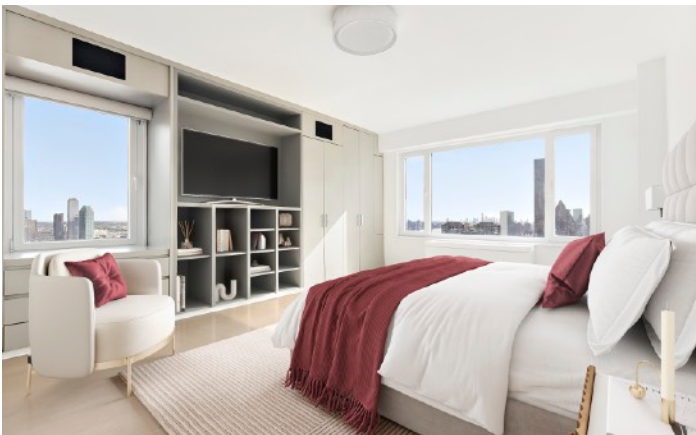
**Union Square Classic 4,100sf Loft
Bring Your Architect!**

832 Broadway
Greenwich Village
3-4 Bedrooms
\$4,500,000



**Prime TriBeCa 3-Bedroom
Home**

53 North Moore
2-bedroom-plus
TriBeCa
\$3,500,000



**Renovated
Billionaire's Row
Beauty**

303 East 57th Street
3-4 Bedrooms, MINT
Midtown East
\$1,995,000



**Oversized Park Avenue One
Bedroom Awaiting Your
Touch**

650 Park Avenue
Upper East Side
\$1,375,000



**NEW: Approx. 1,100sf Union
Square Condo Loft with 2
Bathrooms and Doorman**

115 4th Avenue
Greenwich Village
\$1,850,000



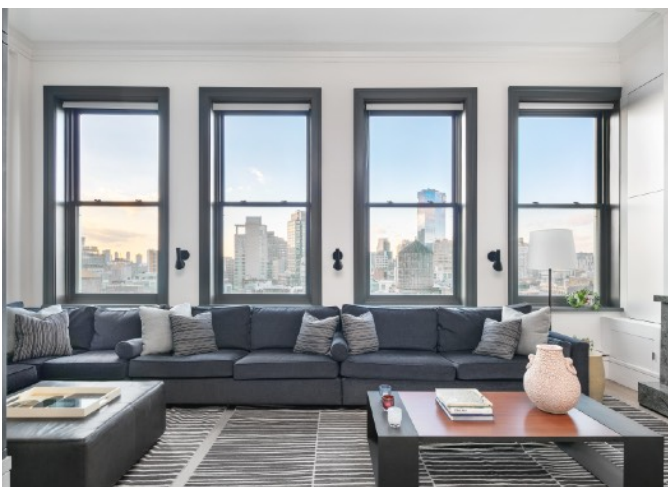
**West Village Fully
Renovated Gem**

165 Perry Street
West Village
\$XX



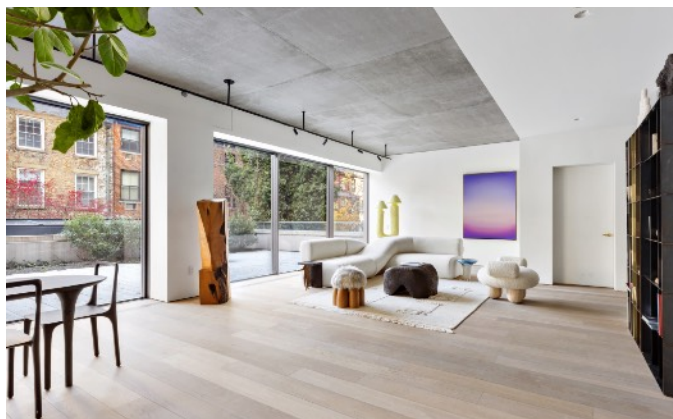
AD100 Steven Harris Designed Penthouse

560 West 24th Street West Chelsea \$14,500,000
4 Bedrooms + Study, 2 Fireplaces, Doorman, Parking close



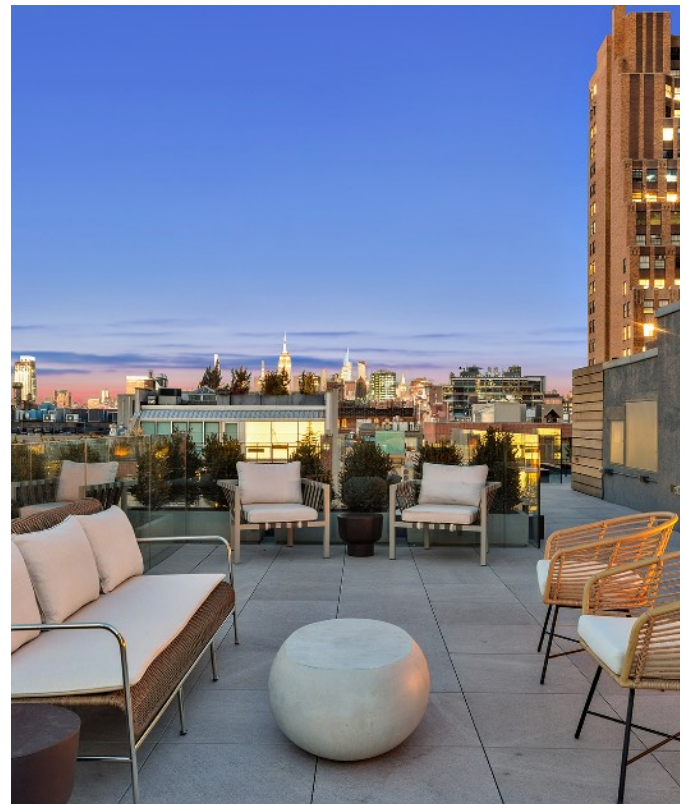
SoHo Penthouse with Big Open Views

46 Mercer St - SoHo
4 bedrooms
\$8,500,000



Full Floor Designer Home with Private Terrace

455 West 19th St
Chelsea
\$10,995,000



NEW! Duplex Penthouse with Expansive Private Terraces w/ Fireplace

53 White Street
TriBeCa
\$20,000,000



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 USA and the globe. Please let us know how we may be of assistance to you.

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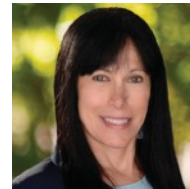
Herve



Amy



Callie



Lois



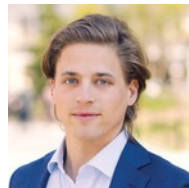
Aimee



Manny



Brett



Robert



Neil



Hannah



Ali



Pino



Niklas



Leila

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