



## Museum-Quality Soho Duplex Penthouse with Private Pool and Parking

NEW! 4-5 BEDROOMS 4.5 BATHROOMS 6,700sf \$45,000,000



### What Lies Ahead?

The first half of 2022 delivered super-strong New York City markets: The second quarter delivered double-digit pricing, closed sales volume and transaction count growth compared to Q2 2021.

In any market we should explore where we have come from, where we are and then evaluating where we're heading. With signed contract volume down in the past 6 weeks, we can be certain the impact of rising interest rates and sharply lower equity markets has already impacted buyer mood....and affordability for some. Some areas of the NYC markets are over-supplied while others are UNDER-supplied. Some properties are fairly priced, while others are not. Real Estate markets are HYPER-localized. Now more than ever using the services of a fully supported, professional real estate advisor affiliated with a powerful

brand/company who can help you identify specific insights and data most pertinent to your specific needs and goals is the key. Most reports and data focused on medians and averages are simply useless.

Interest rates have risen faster than at any other time in recent history, a shock to the system not too dis-similar to COVID and the Russia-Ukraine war. May data suggests slowing consumer spending and most retailers are over-supplied and on sale....which will only show up later, many weeks after its happened.

Not unlike all shocks to the system, there's usually a pause to adjust to a 'new normal'....'normalizing' markets after extreme markets can be good for all. Life and real estate adjust quite swiftly ...and then life marches on.

### Did You Know?

01

Some Mortgage interest rates soared above 5%....in 2018.

02

Second/weekend/vacation homes can be expensive, but the '2-week rule' allows tax-free rental income that can offset costs.....

03

Higher interest rates can deliver bigger \$\$\$ tax deductions, limited to the \$750k max. Those dollars can offset higher interest rates.

04

Mortgage rates on the east and west coasts are often lower than elsewhere because of more competition.

05

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



Pristine, private, full-floor penthouse soaring atop Tribeca's limestone-clad, Robert A.M. Stern-designed Four Seasons Tower, a true collector-quality home with TWO terraces and fireplaces.

30 Park Place - TriBeCa  
3-4 Bedroom Suites  
\$45,000,000



This architecturally significant Penthouse Oasis features panoramic, protected views, a private rooftop featuring a full-sized pool & hot tub, and private parking.

55 West 17th St, Flatiron  
5-6 Bedroom Suites  
\$36,000,000



2-3 Bedroom Condo with a large private terrace.

63 West 17th Street  
Flatiron  
\$3,500,000



West Chelsea Classic Modern, Clean, Perfectly Scaled

520 West 19th St  
2-bedroom, 2.5 bath  
\$3,000,000





NEW! Massive Duplex Penthouse with Multiple Private Terraces including one with an outdoor Fireplace, Condo, Gym, MINT, brand new.

53 White Street 4-5 bedrooms  
TriBeCa  
\$20million



4-bed West Chelsea Penthouse with study, 2 fireplaces and a huge terrace

560 West 24th Street  
\$14.5 million



Full Floor Designer West Chelsea with Huge Private Terrace, 3 bedroom suites.

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



4-bedroom LOWER FIFTH AVE. Duplex  
Greenwich Village Gold Coast

40 Fifth Avenue  
Greenwich Village  
\$15 million. MINT!  
4 Bedrooms + Study,  
3 Fireplaces, Doorman





## No. 33 Park Row, TriDi

Pricing starts at \$1.875M. **CLOSINGS HAVE STARTED!**

1-4 bedrooms homes and penthouses

Unrivaled, protected City and Park Views from most homes

Designed by RSHP with a 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** Starting at \$2,725,000  
1-3 bed Park front homes designed by Selldorf Architects



## 450 West 23rd St - NEW!

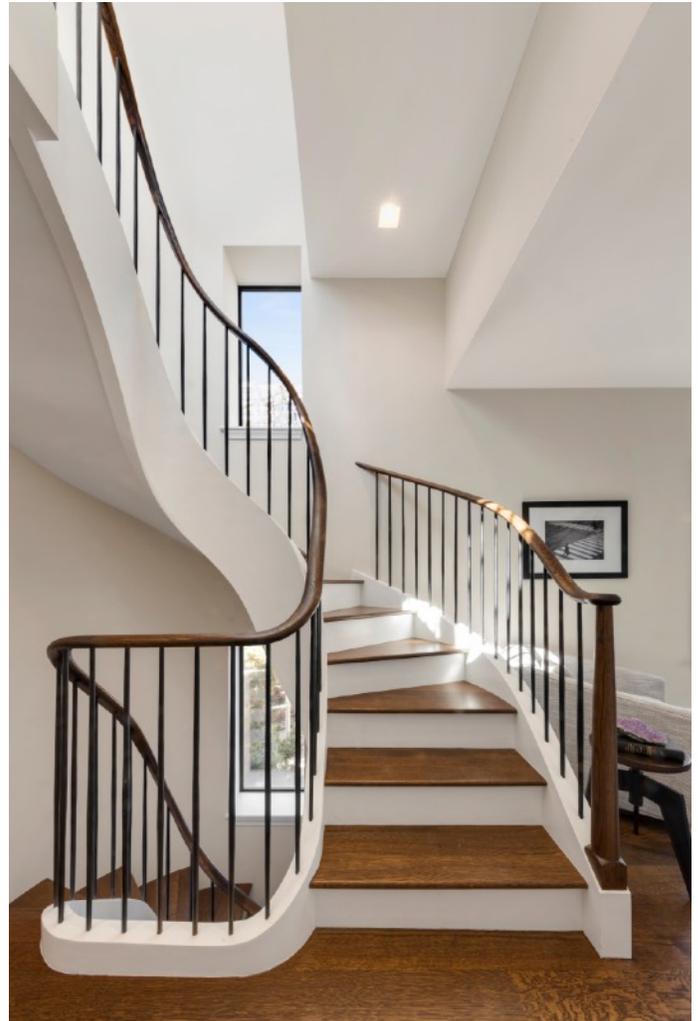
**Fitzroy Townhouse Triplex** \$5,250,000  
Workstead Designed Home with Private Garden





FIFTH AVENUE private floor  
pre-war CONDOMINIUM with  
Park and MET Museum Views.

988 Fifth Avenue  
Upper East Side  
3 bedrooms/5.5 baths  
\$22,000,000



West Chelsea Townhouse Triplex  
with Terraces, services AND  
income producing entity.

504 West 22nd St  
West Chelsea  
3 bedrooms, 3.5 baths  
\$10,000,000



NEW! Museum Quality Soho Duplex Penthouse with full-  
sized private pool and parking. (Featured on cover)

27 Wooster- TriBeCa  
4-5 Bedroom Suites  
\$45,000,000





Greenwich Village/ Union Square Classic  
4,100sf, Bring Your Architect! - \$1,097/sf

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



NEW! Quintessential Full Floor  
Authentic SOHO Loft

99 Spring Street  
2-bedroom  
SOHO  
\$2,500,000



NEW! Extra Large, South Facing  
Studio in the Heart of Murray Hill!

150 East 37th Street  
Studio  
\$595,000



Park Avenue Over-sized One  
Bedroom Awaits Your Touch

650 Park Avenue  
Upper East Side  
\$1,250,000



Fully Renovated Billionaire-Row Beauty

303 East 57th St  
Upper East Side  
\$1,995,000



Massive Trophy Park Avenue Duplex

895 Park Avenue  
Upper East Side  
\$12,000,000





## High Floor Corner Chelsea

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

252 Seventh Avenue, Chelsea, 2-3 bedrooms, 3 bathrooms  
\$4,500,000



## NEW! Unobstructed Hudson River Views - West Chelsea

This fabulously designed, never-lived-in 4-bedroom suite Hudson River Front condominium residence in a Norman Foster-designed landmark in West Chelsea will exceed the expectations of the most discerning tastes. Full amenities.

551 West 21st Street, Chelsea, 4 bedrooms, 4.5 bathrooms  
\$16,500,000



## Rarely Available Penthouse

This expansive duplex home with a gorgeous wraparound terrace is the thing that New York City dreams are made of and will satisfy those with the most discerning eye as it has undergone a meticulous and loving, full, no-expense-spared renovation.

112 East 74th Street, Upper East Side, 3-4 bedrooms  
\$9,150,000



## 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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Amy



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Lois



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