



Live with Income.

West Chelsea Townhouse living with doorman services

NEW! 3 BEDROOMS - 3.5 BATHROOMS - WITH RETAIL INCOME Offered at: \$9,800,000



_____ compared to 2019

It's very tempting to create a dramatic headline by comparing the figures we are witnessing in 2022 to those of 2021. Anyone would have to be certain those numbers had to dip after a record-shattering year that produced eye-popping numbers on any standards, but were also a direct result of a rather awful 2020, the prior year where the Covid pandemic sucked the life out of New York City real estate.

Naturally, we did indeed post dramatic headlines in 2021 as we compared those figures to the prior year, and boy did some abuse that by never providing context.

So here we are today and contract signed sales volume is down compared to 2021.....but, when we compare the figures to 2019, a pretty decent year in real estate, the numbers are not bad at all. In the luxury sector, the first 7 months of 2020 signed contract volume is:

- down about 15% compared to 2021
- Up about 177% compared to 2020
-and Up about 50% compared to 2019.

That's pretty darn good, even though the slowdown started about 2-3 months ago. In the rental arena, we are witnessing hyper-inflation, multiple bidding and dramatic shortages in areas.

Did You Know?

01

If inflation averages 3% per year, \$5,000/month rent could climb to over \$7,300/month in 13 years, the average time many people own a home. At 4% it soars over \$8,300/month. The US rental housing stock needs over 4 million new units by 2035 to keep up with demand....

02

The vast majority of people buying \$3 million-plus homes do not take out a 30-year fixed rate mortgage. Relationship banking can bring down monthly payments notably.

03

If a mortgage rate is 5% but you can only earn 1.5% on cash deposits, putting down extra cash to purchase may produce a decent 'return'tax free.

05

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



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



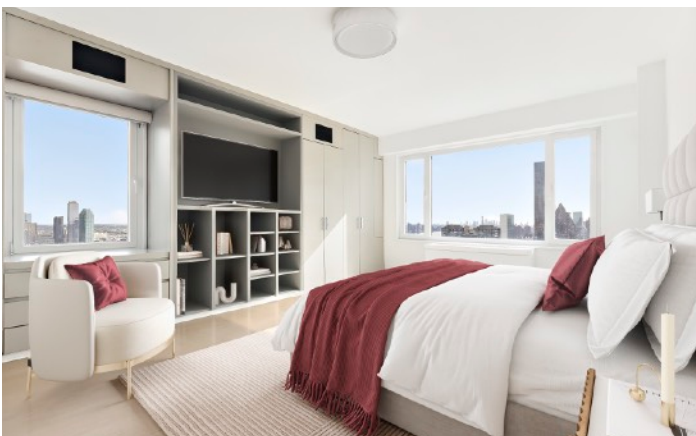
NEW! Extra Large, South Facing
Studio in the Heart of Murray Hill!

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



Fifth Avenue CONDO with Museum Views

988 Fifth Avenue
Upper East Side
\$22,000,000



NEW! Imposing, renovated,
limestone facade townhouse

323 East 17th Street
Gramercy
6 bedrooms/4+ baths
\$7,200,000



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

504 West 22nd St
West Chelsea
3 bedrooms, 3.5 baths
\$9,800,000



NEW! Museum Quality Soho Duplex Penthouse with full-
sized private pool and parking.

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





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.

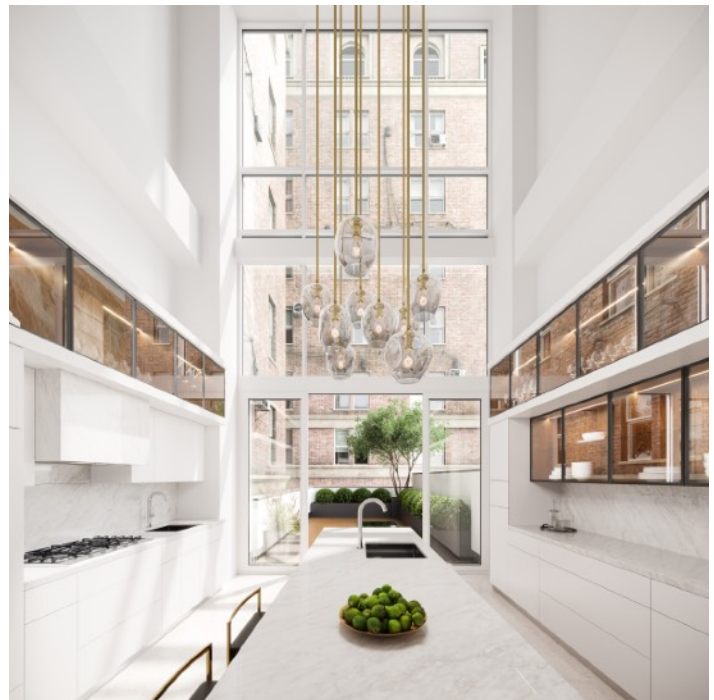
112 East 74th Street, Upper East Side, 3-4 bedrooms
\$9,150,000



33 Park Row, TriDi

Pricing Starting at \$1,875,000

Park front homes designed by Richard Rogers of RSHP. Closing have begun!



NEW! 34 West 21st Street

\$11,995,000

The Flatiron Loft House - Ground up construction with an elevator and private garage, ready for you to decorate!



500 West 22nd Street

PARK HOUSE CHELSEA

Starting at \$2,500,000

1-3 bed Park front homes designed by Selldorf Architects



40 Fifth Avenue

\$15,000,000

Pristine Gold Coast Duplex with 4-5 bedrooms on one of the most desirable, serene blocks in all of Greenwich Village.





22 Mercer Street
SOHO
\$5,000,000

Grandly Scaled Loft with Fireplace
and one-of-a-kind balcony.



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

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



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



4-Family Townhouse in Excellent
Condition

408 10th Street
Park Slope
\$3,330,000



West Chelsea Classic Modern, Clean,
Perfectly Scaled

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





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



WORKSTEAD designed townhouse triplex with a dreamy private garden

450 West 23rd Street
Chelsea
\$5,25 million. MINT!





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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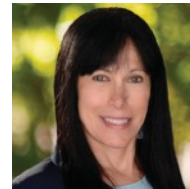
Herve



Amy



Callie



Lois



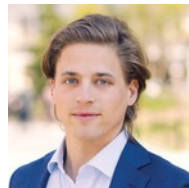
Aimee



Manny



Brett



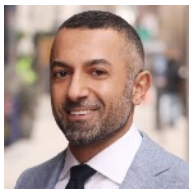
Robert



Neil



Hannah



Aren



Niklas



Leila

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