



Fabulously designed, never-lived-in Hudson River Front home with unmatched panoramic views.

NEW! WEST CHELSEA 4 BEDROOMS, 4.5 BATHROOMS 4,271SF Offered at: \$16,5 million



SCARY HEADLINES!

The media machine is awash with scary headlines ...and they work: in a desperate arms race for clicks and likes its only the most salacious headlines that capture our attention in an over-messaged world that often judges us by clicks and likes.... In this lies the most important role of professional agents: the ability to navigate through the noise, extrapolate the data that matters and is relevant to each individual client's specifics and then provide insights and options that are curated, accurate, current and meaningful in making smart decisions. Probably one of the biggest miscalculations some buyers are making right now is the bet

that in a few months/years they will be able to pick up 'bargains'. The sad reality is that with the inventory of owned homes low, a decade of under-building - now being cut back further as interest rates rise - is met by massive future demand from the 130 million-plus US millennials and Gen-z-ers entering household formation age....combined with multi-billion-dollar-plus private equity entities/investors on standby to buy up 'bargains' in a world where rents (and returns) have escalated, the chances of bargains for 'regular folks' seems low at best. Those wasting money on (rising) rents while waiting may regret doing so a year from now.

Did You Know?

01

Inflation is estimated to come down to around 5% in 2023. \$8,000 per month rent that escalates annually at 5% could be over \$13,000/m 10 years from now, compounded.

02

US Housing prices have grown 46% nationally over the past 3 years. Those areas that have seen massive price escalations may be more susceptible to downward pressures.

03

90 million Americans are living under drought conditions. Since 1985, New York City has cut its water demand by over 26%.

05

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



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
\$4,000,000 - **NEW PRICE!!!**



NEW! Imposing, Renovated Limestone Facade Gramercy Townhouse

Gorgeous limestone facade townhouse with exceptional original pre-war detailing in beautiful condition with consistent high ceilings on every floor.

323 East 17th Street, Gramercy, 6 Beds, 4+ Baths
\$7,200,000



Mint Upper East Side Penthouse - New Price!

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, 3-4 bedrooms \$8.65 million



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

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



NEW PRICE! Quintessential
Full Floor Authentic SOHO Loft

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



NEW! Architectural Gem with
LARGE private terrace.

305 2nd Avenue
Gramercy
2 Beds, 1 Bath
\$2,000,000



NEW! Move-in ready CONDO loft
with 11ft ceilings. 1 bedroom, 2 baths

115 4th Avenue
Greenwich Village
One Bed Loft
\$1,895,000



West Chelsea Classic Modern, Clean,
Perfectly Scaled

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



Rare full floor Fifth Avenue Park Front pre-
war CONDO with Museum and Park Views

988 Fifth Avenue
Upper East Side
3 Beds, 5.5 Baths
\$22,000,000



Foster + Partners designed home
in full-service condo.

551 West 21st St
Chelsea
4 bedrooms/4+ baths
\$16,500,000



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



Penthouse-style apartment with
panoramic views and large private
terrace.

150 Charles Street
West Village
3 Beds, 2.5 Baths
\$10,500,000



Exquisite light-filled home designed by
AD100 designer Marmol Radziner

252 7th Avenue
Chelsea
2 Beds, 1.5 Baths
\$4,000,000



33 Park Row, TriDi

Pricing Starting at \$1,875,000 1-4 bedrooms
Park front homes designed by Richard Rogers of
RSHP. Closing have begun!



NEW! 34 West 21st Street

\$11,995,000 - LIVE/WORK BRAND NEW - 5 Beds, 5.5 Baths
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 - 4 Beds, 4.5 Baths
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
2 Beds, 2.5 Baths

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
TRIPLEX 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



NEW! Stunning Brooklyn Heights
waterfront penthouse with a wrap
terrace and unobstructed views of
Manhattan.

360 Furman Street
3 bedroom, 3.5 bath
\$8,500,000





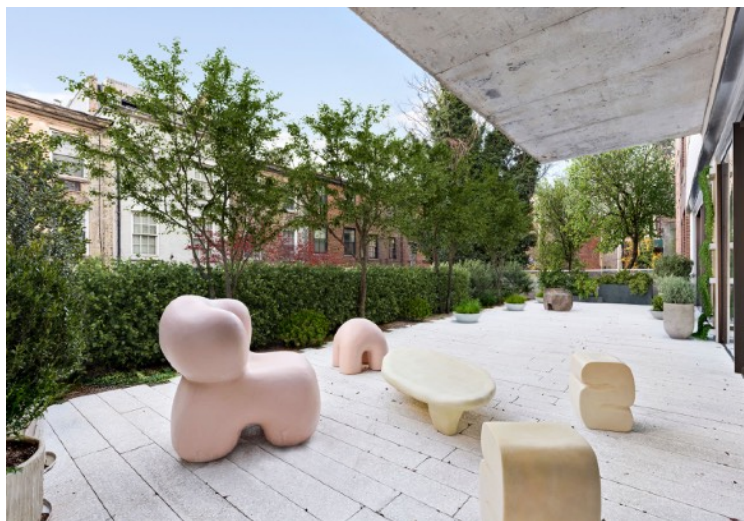
Massive Duplex Penthouse with Multiple Private Terraces including one with an outdoor Fireplace, Condo, Gym, MINT, brand new.

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 Parlor floor triplex with a dreamy private garden

450 West 23rd Street
Chelsea
\$5,25 million. MINT
3 Beds, 3.5 Baths



The Leonard Steinberg Team - 25 Years of Excellence

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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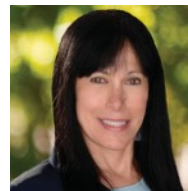
Herve



Amy



Callie



Lois



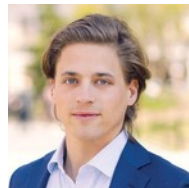
Aimee



Manny



Brett



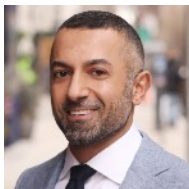
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