



SELLDORF ARCHITECTS DESIGNED PARK FRONT 3-BEDROOM RESIDENCE

LAST REMAINING! WEST CHELSEA 3 BEDROOM, 3.5 BATHROOM, 2,614 SF

\$6,000,000



## Did You Know?

01

High end Manhattan signed contract volume for the months of July through October are up about 38% compared to 2019.....a more 'normal' market.

02

The rental market is showing signs of price escalation pull back. The excesses seen almost everywhere earlier this year appear to be subsiding.

03

By 2030 1 in 5 Americans will be 65 years or older. Many New Yorkers retire to warmer climates. New York is seeing a strong influx of career-building younger professionals.

04

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

## We Survived Halloween: opportunity knocks everywhere!

The fact that we survived Halloween 2022 surely should inspire us all that we can survive the Halloween-worthy slew of challenging news - especially in housing - over the past few months. In this re-balancing world, opportunity knocks..... It seems no-one wants to undertake a renovation these days, yet in those buying mint, gut renovated homes are doing construction too, often more than they'd anticipated. For those buying larger, more expensive homes with the goal of holding onto them for many years, it's wise to do all this work up front, and to create a home that is both satisfying as well as functional for your specific needs. We're all different. Those in the market right now for a home may wish to explore a full renovation:

1. You'll get almost exactly what you REALLY want.
2. You'll not re-spend on things that you paid a premium for that you now wish to change anyway.
3. It will probably cost less than buying a mint, move-in space that almost always sells for a premium for good reason. Instant gratification is worth lots to many, especially when the renovation work is outstanding and meets your needs and tastes. Another upside may lie in...closing costs. A \$4 million apartment requiring renovation amount to much less than what you would pay for a \$6 million fully renovated home, especially mansion taxes. Those savings could pay for a bathroom....or two!





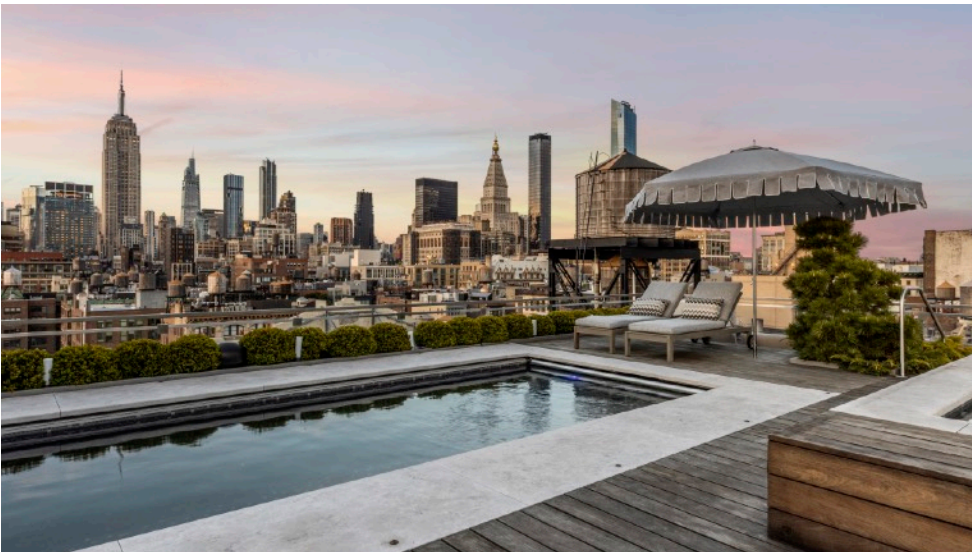
22 Mercer Street  
SOHO  
\$4,750,000 - NEW PRICE  
2 Beds, 2.5 Baths

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



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

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



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



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.







Renovated Limestone Facade  
Townhouse

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



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



551 West 21st St  
Chelsea  
4 bedrooms/4.5 baths  
\$16,500,000

BRAND NEW Foster + Partners designed show-stopping views home in full-service ultra-luxe condo with full amenities and services.







Greenwich Village/ Union Square 4,100sf  
Bring Your Architect. Under \$1,000/sf!  
832 Broadway  
Greenwich Village  
3-4 Bedrooms  
\$4,000,000



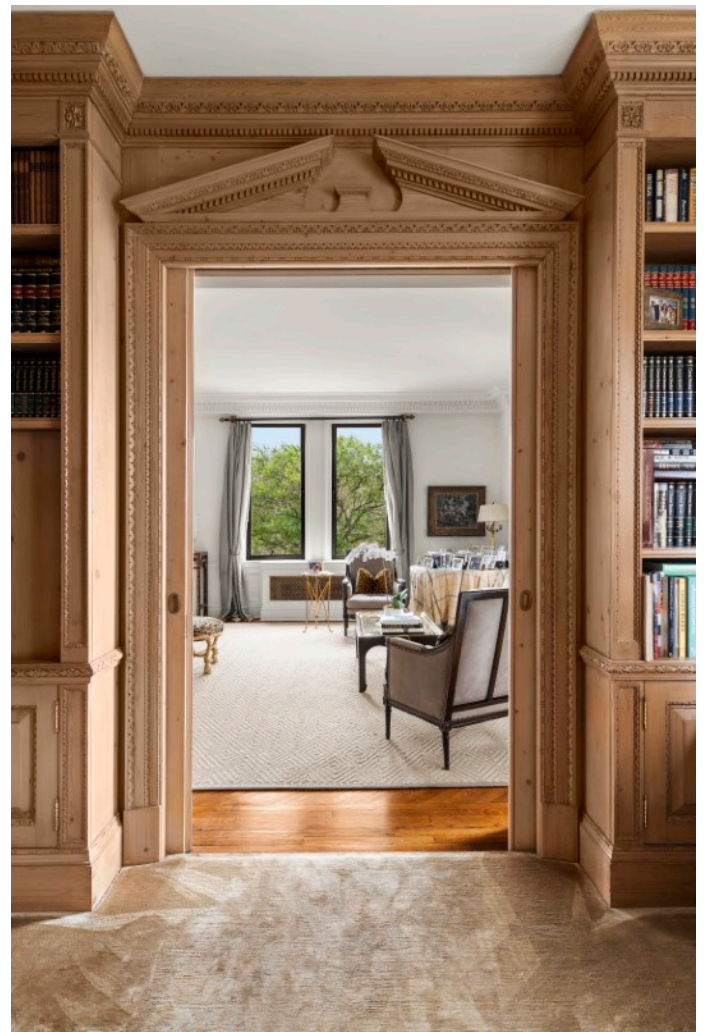
NEW PRICE! Quintessential  
Full Floor Authentic SOHO Loft  
99 Spring Street  
2-bedroom  
SOHO  
\$2,000,000



NEW! Gramercy Architectural Gem  
with LARGE private terrace.  
305 2nd Avenue  
Gramercy  
2 Beds, 1 Bath  
\$2,000,000



West Chelsea Classic Modern, Clean,  
Perfectly Scaled, Selldorf-designed  
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



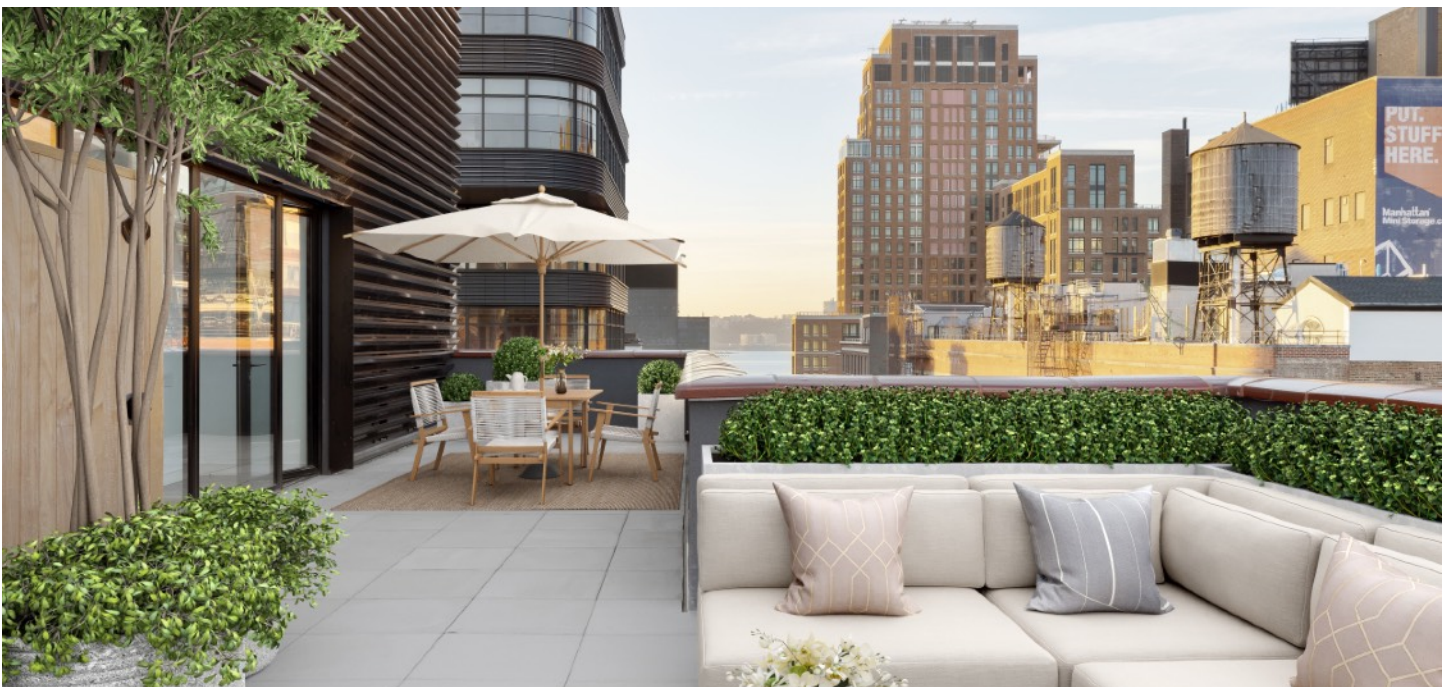


## 33 Park Row, TriDi - City Hall

[NO33PARKROW.COM](https://NO33PARKROW.COM)

Pricing Starting at \$1,875,000 1-4 bedrooms

Park front homes designed by Richard Rogers of RSHP, moments from The Tin Building. Immediate delivery!



## 500 West 22nd Street

[PARKHOUSECHELSEA.COM](https://PARKHOUSECHELSEA.COM)

PARK HOUSE CHELSEA

Starting at \$2,600,000

1-3 bedroom Park front homes designed by Selldorf Architects

IMMEDIATE OCCUPANCY







## 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.

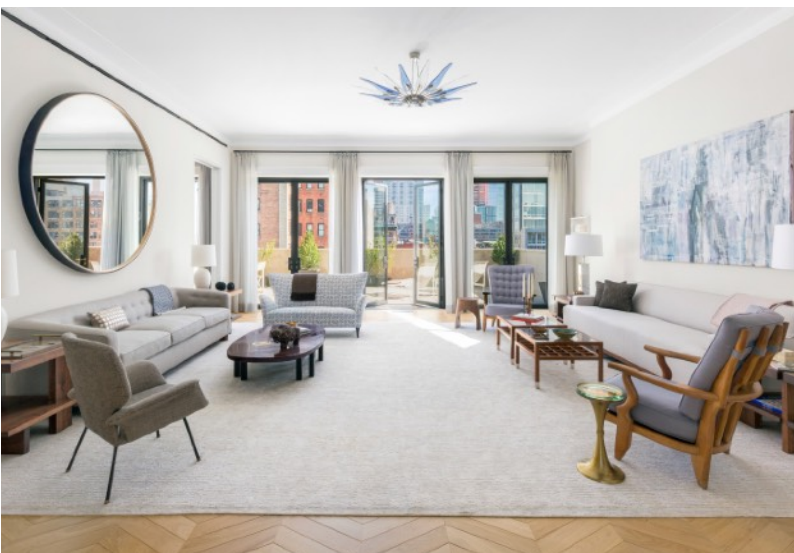
252 Seventh Avenue, Chelsea, 2-3 bedrooms, 3 bathrooms  
\$4,000,000 - **NEW PRICE!!!**



## Flatiron Loft House

34 West 21st Street combines the best of townhouse and loft living in this brand new one-of-a-kind, ground-up construction, steel and concrete 7-story limestone landmark with a curb cut private garage in the heart of the Ladies' Mile Historic District

34 West 21st Street, Flatiron  
\$11,995,000



## Steven Harris Designed Penthouse

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.

560 West 24th Street, \$14,500,000 or \$40,000/month



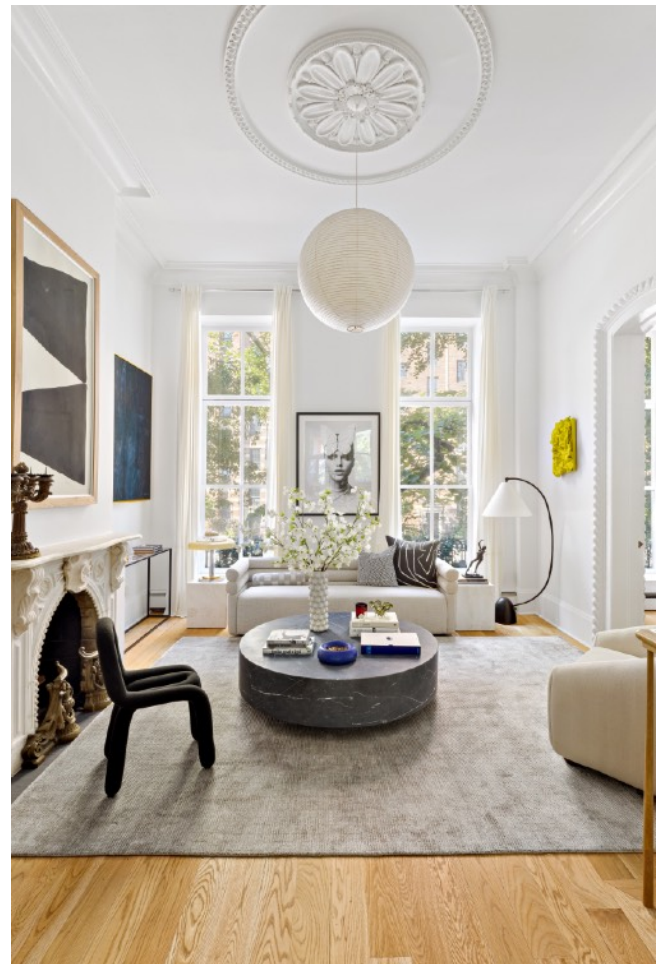
Massive Duplex Penthouse with Multiple Private Terraces including one with an outdoor Fireplace, Condo, Gym, MINT, brand new.

53 White Street 4-5 bedrooms  
TriBeCa  
\$20million or \$75k/month



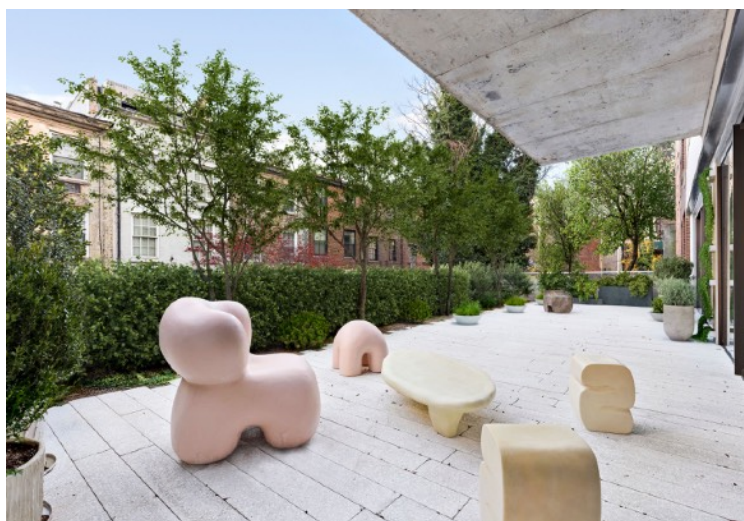
Gold Coast Duplex with 4-5 Bedrooms and big, open views. Mint. 3 Fireplaces.

40 Fifth Avenue  
\$15,000,000



WORKSTEAD designed townhouse Parlor floor triplex with a dreamy private garden

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



NEW! Full Floor West Chelsea private floor with huge Terrace, 3 bedroom suites.

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





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Leonard



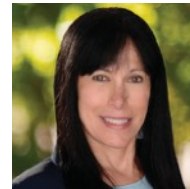
Herve



Amy



Calli



Lois



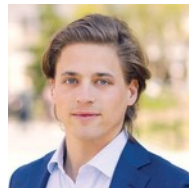
Aimee



Manny



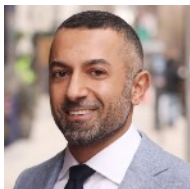
Brett



Robert



Neil



Aren



Niklas



Leila

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