



NEW! WORKSTEAD Designed Triplex with Dreamy Garden

WEST CHELSEA PARLOR FLOOR 3 BEDROOMS, 3.5 BATHROOM

Offered at \$5,000,000



## OUTDATED/SLOW DATA IN FAST-CHANGE TIMES?

The S&P CoreLogic Case-Shiller Home Price Index is widely used as a gauge of the health of US housing markets. Unfortunately, the data they use is averaged, OLD, calculated from data on repeat sales of single-family homes, with closed sales data on transactions that may have been negotiated weeks or months prior to closing. Would you base a buying decision today on data that is many weeks or months old? The FED is. Many buyers and sellers are. It's at times like these, when markets are changing and evolving daily, that the services of a professional real estate advisor can be INVALUABLE.

Those relying on ZESTIMATES, averages or press headlines are almost certain to be using data that is not nearly specific enough to their needs and strategy. Curated data that is current and produced from real-time markets in this hyper-localized world of real estate has real value to the consumer and is the only data with real value to the consumer. The **COMP**assessment allows COMPASS agents to compile a data-driven evaluation of value range based on current market conditions, not the markets that have come and gone. The only certainty in markets - and life - is change.

## Did You Know?

### 01

While the headlines broadcast mortgage rates approaching 7%, some banks are offering rates closer to 5% and less for adjustable rates and shorter terms with relationship banking.

### 02

Maybe good to evaluate home insurance policies related to replacement costs in higher inflationary times as well as flood insurance which most policies don't always cover. ALL properties are prone to flooding.

### 03

Balance-sheet evaluation used when selling AND buying may reveal losses on a sale offset by discounts on a purchase.

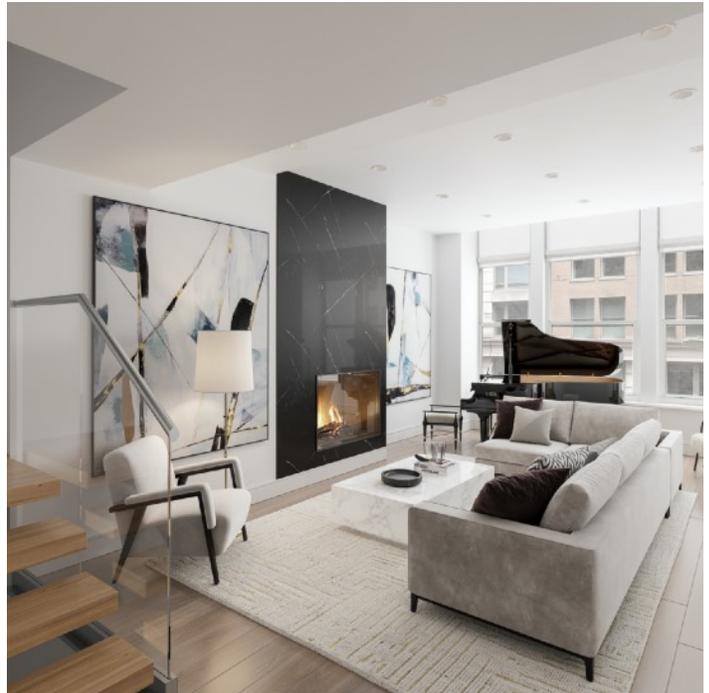
### 04

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



### 33 Park Row, TriDi - City Hall

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!



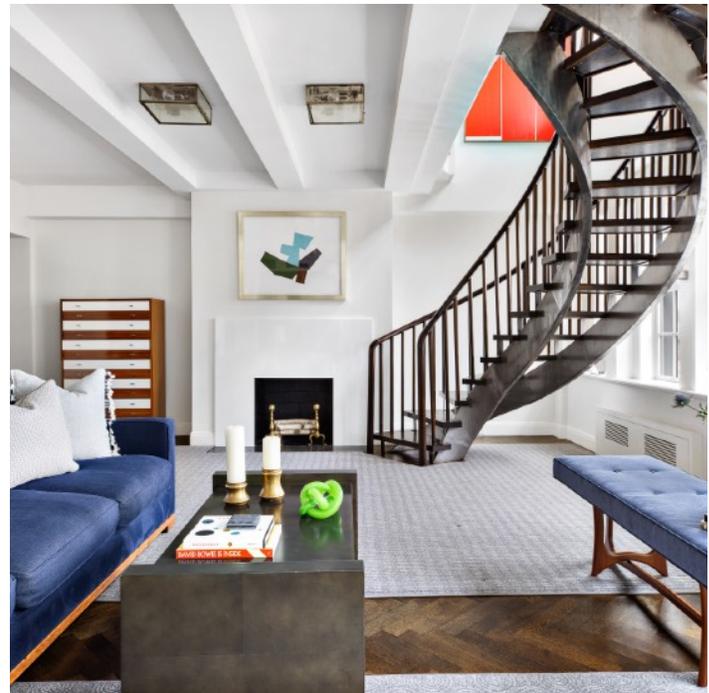
### NEW! FLATIRON - 34 West 21st Street

\$11,995,000 - LIVE/WORK - 5 Beds, 5.5 Baths, GARAGE  
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 bedroom 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.





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



NEW! Never before listed Live/Work CONDO LOFT with private entrance and 15-foot ceilings.

42 White St  
TriBeCa  
3 Beds, 1 Baths  
\$4,000,000



## 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  
\$4,000,000 - **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! Gramercy Architectural Gem  
with LARGE private terrace.  
305 2nd Avenue  
Gramercy  
2 Beds, 1 Bath  
\$2,000,000



NEW! Union Square Move-in 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, 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





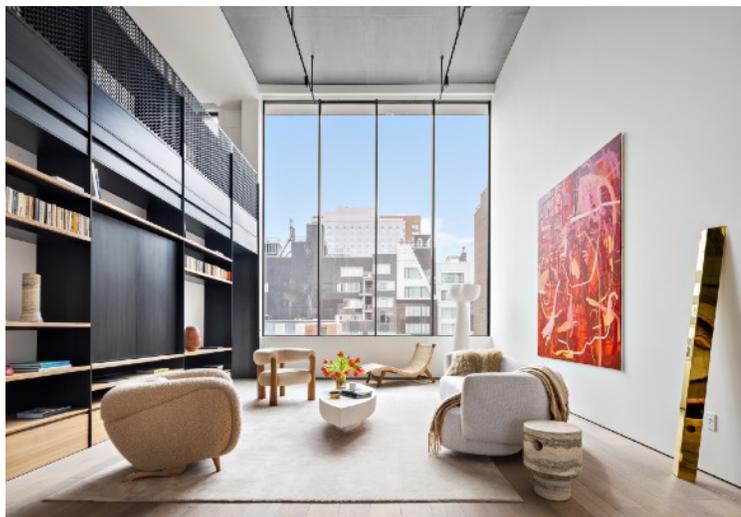
Massive Duplex Penthouse with Multiple Private Terraces including one with an outdoor Fireplace, Condo, Gym, MINT, brand new.

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



4-bed West Chelsea Penthouse with study, 2 fireplaces and 3 terraces

560 West 24th Street  
\$14.5 million or \$40K



Full Floor Designer West Chelsea penthouse with Huge 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 million. MINT  
3 Beds, 3.5 Baths





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





## 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.

T 646.780.7594  
C 917.385.0565  
[www.theleonardsteinbergteam.com](http://www.theleonardsteinbergteam.com)  
[ls@compass.com](mailto:ls@compass.com)

111 5th Avenue  
New York, NY 10003



Leonard



Herve



Amy



Callie



Lois



Aimee



Manny



Brett



Robert



Neil



Aren



Niklas



Leila