



EXQUISITE HOME DESIGNED BY AD100 ARCHITECTS MARMOL RADZINER

CHELSEA MERCANTILE BUILDING - 252 7TH AVE - 2 BEDS/ 1 BATHS, 1,645SF - \$3,850,000



Did You Know?

01

Conforming loan limits have been raised to \$1,089 million for 2023.

02

The number of single occupancy households are around 30% these days, up from 13% in 1960.

03

Only 7% of new homes built today are 1,400 sf or smaller ...40 years ago it was about 40%!

04

Parents who loan their kids at the applicable federal rate - the IRS set as the minimum for private loans, recently at 4.34% compounded annually - can then use their annual gift exclusion to forgive payments on the loan...

05

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

The News We've All Been Waiting For?

The highs and lows of real life are far less exaggerated than they are in markets where things are either Studio-54 -irrationally-exuberant, or Debbie-downer-doom-and-gloom. While New York City has been pulled in to all the averages and resulting salacious headlines about the national US markets, many have forgotten that the ills being experienced in other parts of the US are different to those here. New York never experienced the overtly-reactionary-covid buyers who bought homes in areas for a huge premium that were under-supplied. We here were still recovering price-wise from the shock of raised mansion taxes in 2019. Unlike 2007-10, this market is not grossly over-built, the banks have not acted recklessly, And we've not seen big price declines. Homeowners that could experience bigger

bigger losses today are those that bought in the past 2 -3years, but most people stay in their homes for 7-14 years, so these price declines impact a tiny fraction of sellers. This is a supply-deprived correction and re-balancing of markets. The Fed's slow rate action on inflation may be outdone by their accelerated rate hikes this year, which is NOT going to be a cure for high home prices longterm. 12 years of under-building and slowed construction will only exaggerate under-supply, the primary driver of home inflation. If home prices are their prime focus, why didn't they see pricing soar 18 months ago and raise rates? Why? Their data is outdated! Thankfully this week the Fed indicated a slowing of rate hikes. The Fed folly is about to end....and that makes us jolly! HAPPY HOLIDAYS!



33 Park Row, TriDi - City Hall

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

PARK HOUSE CHELSEA Starting at \$2,600,000
1-3 bedroom Park front homes designed by Selldorf Architects
IMMEDIATE OCCUPANCY. BRAND NEW.





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.

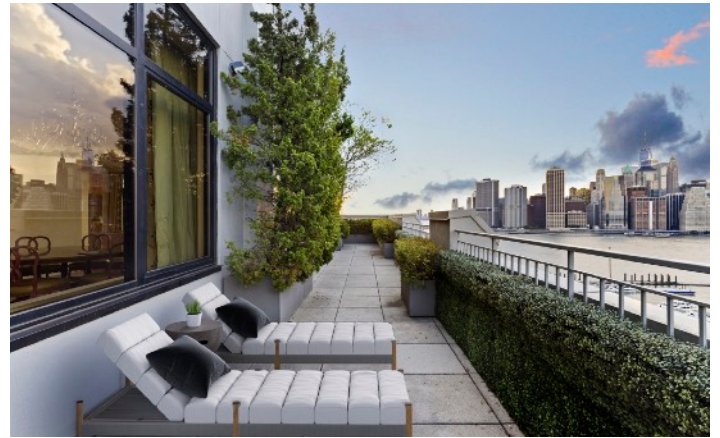
560 West 24th Street, \$14,500,000 or \$40,000/month





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.





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.

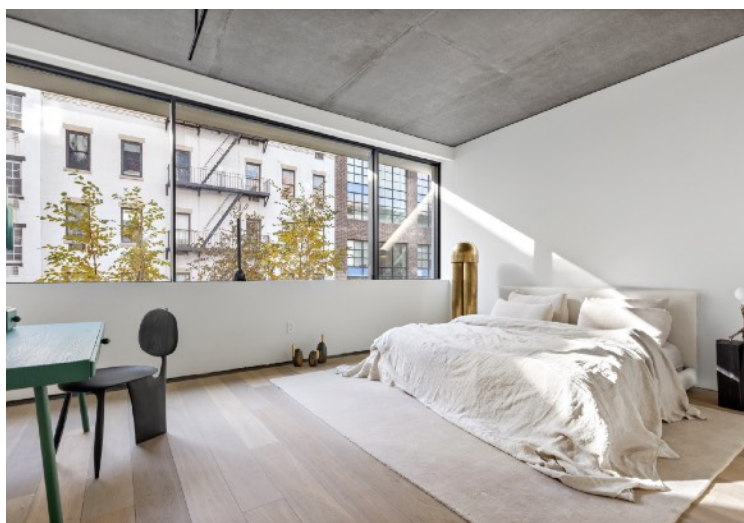
40 Fifth Avenue
\$15,000,000



Contract Signed!

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





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! Spacious 2 bedroom home
with a private terrace and iconic
views
242 East 25th Street
Kips Bay
2 Beds, 2 Bath
\$1,600,000



Designed and executed by Architectural
Digest AD100 architects Marmol
Radziner
252 7th Avenue
Chelsea
2 bedroom, 1.5 bath
\$3,850,000



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





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 \$7 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.

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Lois



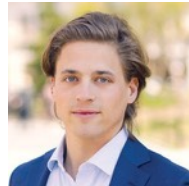
Aimee



Manny



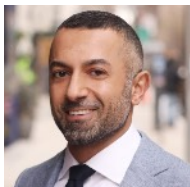
Brett



Robert



Neil



Aren



Niklas



Leila