



THOUGHTFULLY RENOVATED DUPLEX HOME ON THE GOLD COAST

40 FIFTH AVENUE - 4 BEDS/ 4.5 BATHS, \$15,000,000



Cost-Of-Enjoyment Calculator?

In the Manhattan luxury sector, the first two months of 2023 have seen an uptick in signed contract volume of around 11.5% compared to 2019, while down 29% compared to the same 2-month period in 2022.....and slightly up - 8% - compared to the last 2 months of 2022. Taking inflation into account, 2023's market may look similar to 2019.... Overall all segments have performed notably better than in the last quarter of 2022.

When Russia threatens Armageddon, no-one on this planet can truly predict the future accurately. Almost everyone is throwing out educated guesses. One thing is for certain though, regardless of global economic and geopolitical uncertainties, life goes on. Always. It can be reassuring to look back at past, highly stressful moments riddled with uncertainty and see how those too led to a path towards (relative) normalcy over time. Maybe a little patience in our instant gratification world?

In this over-analytical world where everything requires measurement, many sellers are calculating purchase costs, renovation costs, closing costs, etc, but most are forgetting the most difficult cost to calculate... and possibly the most important one: The cost of ENJOYMENT. What is the value of the time and enjoyment you experienced in your home? Those dinners with friends? Those days when home was the sanctuary in the midst of a storm? Those times spent with family, friends, kids, pets? Is it even possible to calculate all of this? Personally, I would value this enjoyment aspriceless!

Yes, a home is a substantial financial investment but it also delivers an essential need - shelter - and its one of the few rewards for hard work. It is the time spent in your home that is often the most meaningful. And we are all running out of time. Time is the last luxury.

Did You Know?

01

Big cities like New York have always had a higher rate of inflation, but now its the ultra-growth cities with tons of in-migration that are seeing massive localized inflation.

02

While some media headlines profess the demise of New York City, the data shows that New York City's GDP has actually GROWN since 2019. By 1%, not much, but a far cry from the headlines and a GDP the size of the country of Sweden, Argentina or Saudi Arabia!

03

The 2022 RATE of violent crime in New York City is about 5.37 per 1,000. In Denver it is 7.68, similar to Los Angeles, in Dallas its 5.95 and in Miami its 7.2/1,000.

05

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

MONTHLY MARKET INSIGHTS *february 2023*

(By popular demand we are bringing back this section that shows the number of signed contracts in Manhattan and Brooklyn for the month of February 2023.)

MiniLUXE - (properties priced \$1million and under)

Manhattan: 396 Brooklyn: 385

MidiLUXE - (properties priced \$1-3 million)

Manhattan: 347 Brooklyn: 246

CenterLUXE - (properties priced \$3-5 million)

Manhattan: 71 Brooklyn: 19

UltraLUXE - (properties priced \$5-10 million)

Manhattan: 55 Brooklyn: 3

MegaLUXE - (properties priced \$10 million-plus)

Manhattan: 15 Brooklyn: 1

Insights: Just about 5% of all Manhattan and Brooklyn's signed contracts were for properties priced \$5 million and under. Our obsession with the Ultra Luxury markets may close our eyes to what is happening in the 'other' markets that may give us a much better indicator of overall market conditions. And these numbers are solid, akin to 2019 activity levels....actually better.

LUXEFIND

Looking for a swell, inspiring private-club-style members-only shared office environment in the West Village? The Malin has just opened and its truly divine! Located on a gorgeous West Village Block on Charles Street it offers shared office space, conference rooms, etc all exquisitely designed.

Learn More: jana@themalin.co

T: 917.970.2290





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

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



56 Crosby Street, SoHo
2 Beds, 2.5 Bath, 4,000SF | \$30,000/m



242 East 25th Street | Kips Bay
2 Beds, 2 Bath | \$1,500,000



Classic Contemporary West Chelsea Penthouse with Multiple Terraces.

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 St, PH
4 Bed, 4.5 Bath, 4,596
\$14,500,000 or \$40,000/month



NEW! Collector Quality Soho Penthouse

Over 5,350 sf of interior space with 20 over-sized windows and 13 sets of French Doors leading directly out to two large, separate terraces, this magnificent loft delivers voluminous space of the rarest kind with 11 foot ceilings throughout and roughly 120 feet of West-facing frontage onto Lafayette Street.

285 Lafayette, PH7AB
6 Bed, 5+ Bath, 5,350SF
\$18,500,000



Flatiron LOFT-HOUSE. Brand New!

Moments west of Fifth Avenue, enter via a discrete entry foyer or the adjoining garage, Manhattan's ultimate convenience. A commercial grade elevator whisks you from floor to floor, reminding you that this is not merely square footage: with 12-15 foot ceiling heights, the CUBIC footage is as impressive. Originally conceived and designed by architect Karl Fischer and interior designer Andres Escobar, this massive single-family, live/work residence has been built to the highest standards. ALSO AVAILABLE FOR RENT.

34 West 21st Street, 5 Bed, 7 Bath, 7,500SF. \$11,500,000



Never Lived In 4-bedroom Chelsea Home with Unobstructed, Big Views.

A fabulously designed residence will exceed the expectations of the most discerning tastes. The soul of this home are the unmatched panoramic windows providing each room with iconic 360-degree views of the Hudson River and the Manhattan Skyline via north, south, east and west exposures

551 West 21st St, 14A
4 Bed, 4.5 Bath, 4,271SF
\$16,500,000 or \$50,000/month



Duplex Tribeca Penthouse with Private Roof Deck and Terrace.

No attention to design and detail was spared in constructing this exceptional home atop this 1857 Landmark cast iron structure which has undergone a complete renovation and restoration conversion to seven immaculate residences, all spoken for, but for the proverbial crown jewel.

53 White St, PH
4 Bed, 5.5 Bath, 5,088SF
\$20,000,000 or \$75,000/month



Gold Coast Greenwich Village Home with Big Protected Views.

This large apartment is located on a high floor of 40 Fifth Avenue. Built in 1929, this Neo-Georgian landmark is regarded by most to be the pre-eminent pre-war co-op building Downtown, perfectly perched on the South West corner of Fifth Avenue and 11th Street, one of the most desirable, serene blocks in all of Greenwich Village.

40 Fifth Ave, 15CD/14C
4 Bed, 4.5 Bath
\$15,000,000



22 Mercer Street
SOHO
\$4,500,000 - 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
\$8,000,000

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



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.





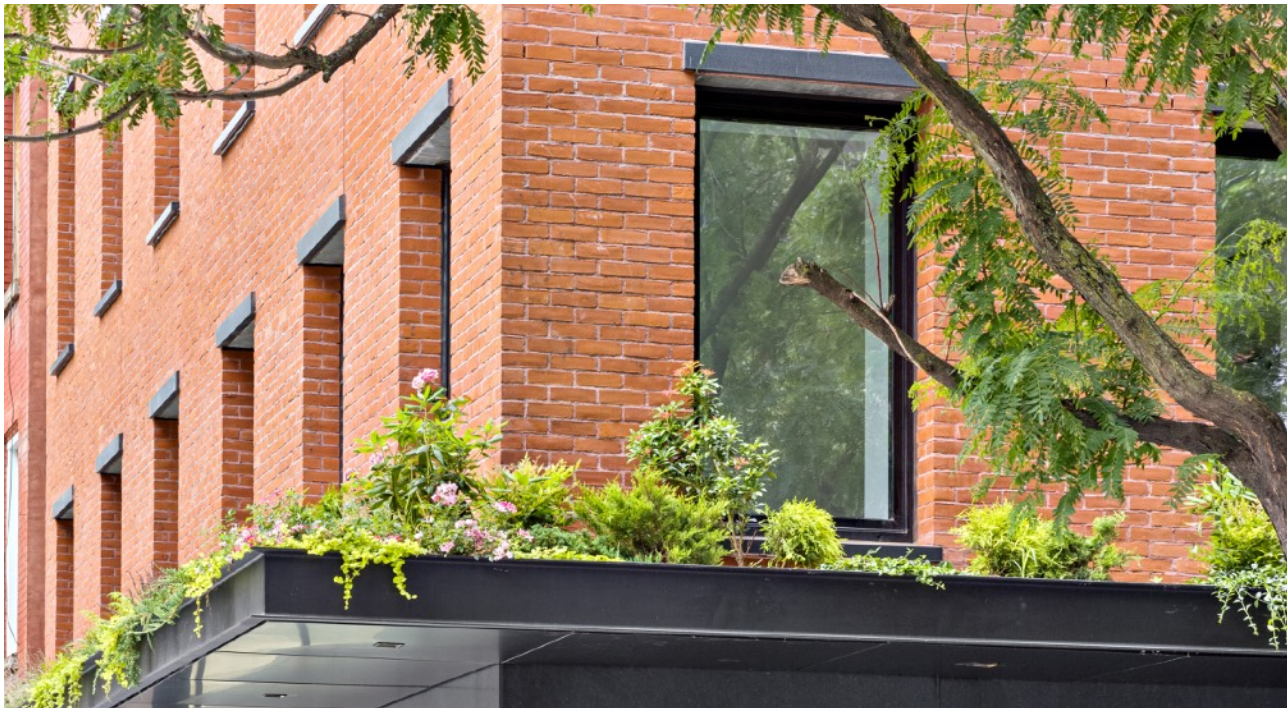
No. 33 Park Row - TriDi

Starting at \$1,825,000

1-3 bedroom Park front homes designed by Richard Rogers | RSHP

IMMEDIATE OCCUPANCY. BRAND NEW.

NO33PARKROW.COM



500 West 22nd Street - Park House Chelsea

Starting at \$2,600,000

1-3 bedroom Park front homes designed by Selldorf Architects

IMMEDIATE OCCUPANCY. BRAND NEW.

PARKHOUSECHELSEA.COM





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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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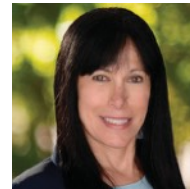
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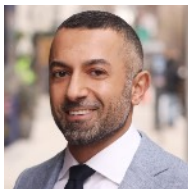
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