



535 Park Avenue, 14C

LENOX HILL | 2 BEDS | 2 BATHS | 1,730 SF | \$4,250,000

Sophisticated High Floor Park Avenue Perfection With Big Views.



OUR EARLY PREDICTIONS COME TRUE

How annoying is it when someone tells you: "I told you so!" So be prepared to be a bit annoyed..... we have made multiple predictions over the years and many (not all!) have materialized. Here are some:

- In April 2020, we predicted that pent-up demand combined with time to re-evaluate how we live would create a very robust market similar in style to what happened post 9/11 where after 3 months of a virtual standstill, market activity soared. We predicted something similar would happen, but more delayed. And it did starting closer to the end of 2020.
- In April 2020 we predicted the end of the demise of the suburbs, where many large homes had languished and devalued for years. In 2016 Barry Sternlicht said 'you cannot give away a home in Greenwich'....we started looking at homes in Greenwich in 2017.
- The suburbs are back and hotter than ever. We predicted New York was not 'over' and never would be. It took a while to be 'back' but it's back! Most of those 'fleeing' simply accelerated past plans.
- We predicted the ultra low interest rate era was ending.
- We predicted the end of Fed interest rates hikes in Summer 2023 as inflation was coming down rapidly - it halved between January and June - and that the FED is always slow to respond as their data is outdated.
- We predicted that the smart money always steps into real estate markets BEFORE things are widely known. The smart money started buying more aggressively in November and December 2023 and continues to do so.

So what might some of our predictions be for the future worthy of your consideration?

- The \$7 trillion 2020-2023 federal stimulus is pittance next to the \$70 trillion-plus 'stimulus' during the greatest wealth transfer in history. \$70 trillion is REAL stimulus. Parents and trusts love education...and real estate. Construction is lagging. Buy now or regret it later?
- Interest rates will come down to avoid a re-financing bloodbath in the commercial sector.
- LUXE-flation is much higher than regular inflation and has been for decades. It will grow. If you think luxury homes are expensive now, brace yourself. LS

Did You Know?

01

The average ultra-high-net-worth individuals already owns 4 homes.

02

Economists raised forecasts for 2024 US growth to 2.1%, lowering the odds of recession to 40%.

03

LaGuardia Airport's new Terminal B was deemed one of the two best in the US. Yes, miracles happen.

500 West 22nd Street



500 West 22nd St - 2A
WEST CHELSEA

3 BEDS | 3.5 BATHS | 2,614SF | \$5,750,000

This is unlike most 2nd floor apartments in that it overlooks a beautifully landscaped building overhang that provides a privacy screen towards the street and sidewalk and extends the eye toward the direct, protected park views....and it is remarkably quiet too. Perched at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park, Park House Chelsea is a collection of ten meticulously designed park front residences by Annabelle Selldorf, founder of the eponymously named firm—Selldorf Architects. Through its understated, modernist-inspired design, Park House has a subtle distinction and intentional longevity built to last—perfect for those wishing to embrace the West Chelsea Lifestyle on the area's most treasured Gallery Row that features Dia and the newly opened Hauser & Wirth Galleries.

Monthly Market Insights

FEBRUARY 2024 SIGNED CONTRACT ACTIVITY



MiniLUXE (properties priced \$1 million and under)

MANHATTAN	↑ 469 (Jan: 325)	BROOKLYN	↑ 369 (Jan: 320)	COMBINED	+30%
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MidiLUXE (properties priced \$1-3 million)

MANHATTAN	↑ 421 (Jan: 296)	BROOKLYN	↑ 322 (Jan: 237)	COMBINED	+40.5%
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CenterLUXE (properties priced \$3-5 million)

MANHATTAN	↑ 101 (Jan: 62)	BROOKLYN	↑ 25 (Jan: 21)	COMBINED	+52%
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UltraLUXE (properties priced \$5-10 million)

MANHATTAN	↑ 68 (Jan: 57)	BROOKLYN	↑ 3 (Jan: 3)	COMBINED	+15%
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MegaLUXE (properties priced \$10 million-plus)

MANHATTAN	↑ 23 (Jan: 20)	BROOKLYN	↑ 2 (Jan: 2)	COMBINED	+13%
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Insights:

February revealed a sharp uptick in sales volume in both Manhattan and Brooklyn, as is expected when we approach Spring. Often Spring markets start earlier (as predicted). The sales volume in Brooklyn is mostly dampened by a lack of inventory. Notable uptick in the 'middle rich' sector that followed the 'very rich' sector uptick in January.

LUXEfind

Once upon a time it was Spice Market, the hottest restaurant in the Meatpacking District. Soon it will re-open as another private club restaurant by Jean Georges.....by invitation only, of course! It joins numerous other establishments aimed at keeping the riffraff out!





505 WEST 19TH ST, 8C

2 BEDS | 2.5 BATHS | \$4,500,000

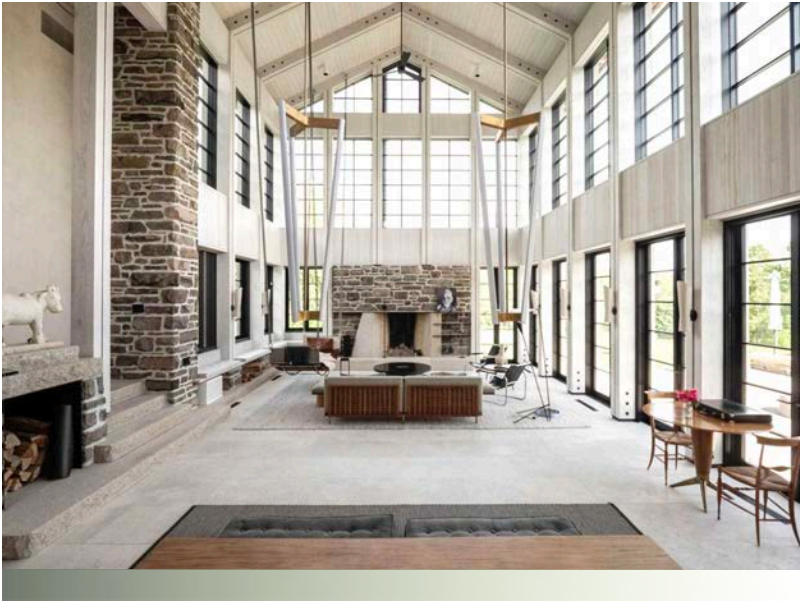
Immaculate 2 Bedroom designed by AD100 Architect Thomas Juul Hansen



18 Prospect Park West, Park Slope, Brooklyn

7 BEDS | 4+ BATHS | \$13,995,000

Architecturally iconic once-in-a-Generation Gilded Age Park-Front Corner Mansion with three sides of light.



Hudson River Valley Compound

This Architectural Digest featured estate on 127 pristine acres comprises a modern, new main residence with multiple additional dwellings including a guest cottage, barns and equestrian facilities overlooking two breathtaking rivers.

Silvernails Road, Upstate NY | Pine Plains Area
9 BEDS | 7.5 BATHS | \$25,000,000



Fully Renovated 6,600sf Brownstone with an elevator.

Originally built in 1900, on land once owned by Edward Clark, the developer of The Dakota, sits this gorgeous elevator brownstone. It is perfectly positioned on one of the most conveniently located Upper West Side tree-lined blocks between Amsterdam and Columbus Avenues. Just 1.25 blocks from Central Park, a just-completed, extensive gut renovation was beautifully designed by award-winning [Murdock Solon Architects](#). This well-scaled classic contemporary home features a hydraulic elevator, 10-zone Air Conditioning and heating, radiant floors, and Crestron control systems that have been remarkably re-imagined for today's lifestyle with an outstanding level of care and detail.

122 West 73rd Street - UPPER WEST SIDE
6 Bed | 6+ Bath | 6,630SF | \$14,600,000 (\$2,212/sf)



No. 33 Park Row, PH3

5 BEDS | 5.5 BATHS | 5,403SF | \$19,500,000

Perched across from the Woolworth Tower, this majestic duplex penthouse with a 1,08SF loggia terrace with direct, protected park-front views, generous proportions and dramatic 21-foot-high ceilings has wall-to-wall, floor-to-ceiling windows.



252 7th Avenue, 16K - Chelsea

2 BED | 2 BATH | 1,581SF | \$3,000,000

High floor, gut-renovated loft-like dream home with open views



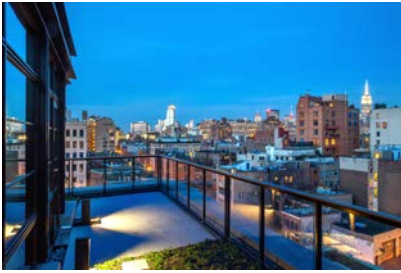
500 West 22nd Street - Chelsea

3 BED | 3.5 BATH | 3,005SF | \$9,495,000

Annabelle Selldorf Designed Penthouse with Extensive Roof Deck & Terrace

Notable Sales

Recent Team sales showcasing the broad depth and range of the markets we cover.



150 Charles Street, West Village
\$9,350,000



155 W 11th St, Greenwich Village
\$22,000,000



6 West 20th Street, Flatiron
\$8,350,000



504 West 22nd Street, Chelsea
\$6,600,000



360 Furman, Brooklyn Heights
\$6,495,000



744 Greenwich St, West Village
\$8,300,000



53 White Street, TriBeCa
\$7,410,000



505 Greenwich St, Hudson Square
\$3,950,000



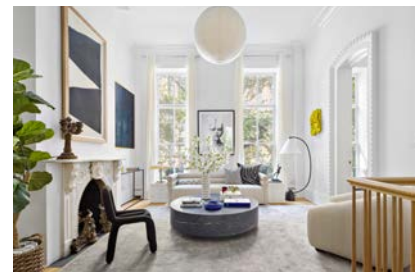
205 West 89th Street, Upper West Side
\$2,975,000



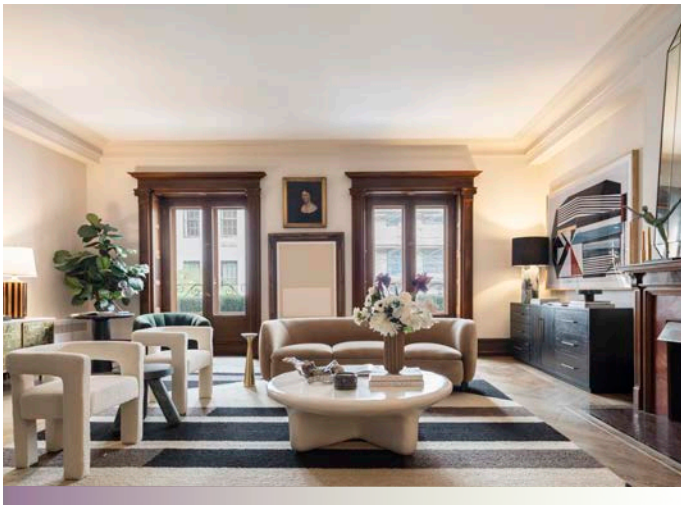
895 Park Ave, Upper East Side
\$11,000,000



40 Bond Street, NoHo
\$5,900,000



450 West 23rd St, West Chelsea
\$5,100,000



Gilded Age Limestone Mansion

4 East 77th Street is a 11,395 square foot (including the full-height cellar), neo-Renaissance mansion with a stunning, original, marble facade, steeped in history and provenance as it was once the epicenter of the world's most notable 20th century artists including Andy Warhol, Roy Lichtenstein and Cy Twombly.

LENOX HILL | 6 BEDS | 7+ BATHS | 11,395SF | \$20,000,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



ROBERT



MANNY



NEIL



AREN



LEILA



DYLAN



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