

LUXURY LETTER

VOLUME 247
MARCH 2025



THE LEONARD STEINBERG TEAM



49 Indian Hill Road POUND RIDGE, NY | 3 BEDS | 3.5 BATHS | 5,342 SF. | \$7,500,000

ONE HOUR NORTH OF MANHATTAN, this chic, exquisitely designed modern classic offers unparalleled privacy and sophisticated finishes with a superb Japanese Garden



SPRING FEVER or SPRING FEAR?

As we enter the full thrust of the Spring Season, are consumers excited and ready to move forward? It appears so, as the volume of signed contract activity is showing solid signs in many areas, with more interest from California and lots of generational wealth transfer. More recently though, some fear and hesitation in the financial markets around government turbulence, layoffs, tariffs, trade wars, etc, are causing some uncertainty. Most markets like certainty. They generally don't respond well to uncertainty. Consumer sentiment is down, yet the wealthy are spending and saving more as their investments have fared well, although down from their high's. Bitcoin is down over 20% off its highs reducing the swagger of some Cryptonaire's a wee bit. Mortgage rates do not impact the higher end of the markets as much as the overall US housing market.

Return to work is accelerating, driving more demand in New York City as most wish to avoid long commutes. Essential workers need essential

housing closer to where they work: the CITY OF YES may alleviate the shortages we have by adding up to 80,000 housing units, many priced within the reach of essential workers too.

The New York Congestion Tolls have reduced traffic congestion slightly: addressing double-parking and deliveries would be far more effective.....next time observe where the congestion is and usually you will see a double-parked delivery. Funding the MTA is as important with urgent needs to improve the quality of public transportation, including removing those elements that drive crime and fear.

LS

BREAKING NEWS
.....see page 2



COMPASS

Did You Know?

01

Retail leasing is rebounding in New York City with healthy activity on Madison Avenue and Bleecker Street....

02

Midtown is bustling again with the opening of multiple restaurants and new ultra-luxe buildings. Eatly Cafe opens in Rockefeller Center....

03

“They” said New York was dead, yet the iconic Seagram Office Building was recently refinanced at a valuation of \$1.2 billion....

NEW!



The Katharine

118WEST13.COM

GREENWICH VILLAGE, NEW YORK CITY. In partnership with developer SLATE and BSKS architects, this is Architectural Digest 100 designer Nate Berkus' debut residential project featuring eight unique homes in the heart of Greenwich Village. Originally constructed in 1910, this landmarked residence has been thoughtfully reimaged with each home reflecting Nate Berkus' signature style with a focus on local inspiration. Amenities include a full-time reception, state of the art fitness room, and a rooftop terrace. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD24-0218.

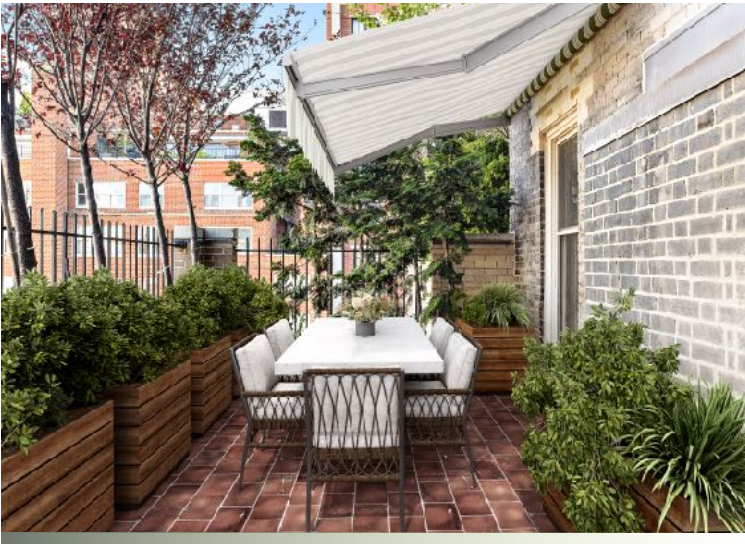




Downtown Brooklyn Convenience and views.

Located on the 17th floor, this 2-bedroom, 2-bathroom, 1,208-square-foot corner apartment is bathed in natural light and offers a perfect blend of style and functionality.

306 Gold Street | Downtown Brooklyn
2 BED | 2 BATH | \$1,595,000



Rare One-Bedroom Condo Penthouse

This high-floor beauty presents all the attributes of a classically elegant home: an entry gallery leads you to the graciously proportioned South-West corner living room centered around a wood-burning fireplace. French doors draw you outside to the magical terrace, beautifully landscaped and scaled for memorable al fresco living and dining. The bedroom with its en suite bathroom is equally embracing.

59 West 12th Street, Greenwich Village
1 BED | 1 BATH | 908 SF | PRICE UPON REQUEST



Museum and Park Block CONDO

300 feet from Central Park and The Guggenheim Museum, this Mint Carnegie Hill 2-Bedroom Pre-War Candela Condominium is a find!

12 East 88th Street, Upper East Side
2 BED | 2 BATH | 1,449 SF | \$2,650,000 - NEW PRICE!

Monthly Market Insights

FEBRUARY 2025 SIGNED CONTRACT ACTIVITY



miniLUXE *(properties priced \$1 million and under)*

MANHATTAN **↑ 424**

↓ 315

COMBINED **+6.7%**

midiLUXE *(properties priced \$1-3 million)*

MANHATTAN **↑ 344**

BROOKLYN **↑ 311**

COMBINED **+7.7%**

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

MANHATTAN **↑ 100**

BROOKLYN **28**

COMBINED **+19.6%**

ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN **↑ 62**

BROOKLYN **↑ 9**

COMBINED **+6%**

megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN **↓ 23**

BROOKLYN **↑ 3**

COMBINED **-18.75%**

Insights:

February's CENTERluxE market recovered after a notable dip in January, as did contract signed between \$5-10 million after a January dip. Overall number of contracts was up sharply, especially below \$5 million.

LUXEfind

PARK ROW, once the domain of J+R Music is now a chic, all residential row that benefits from Tribeca, The Seaport and Financial District to the south. TriDi. Now a swell, new preventative and diagnostic health center just opened by Longevity Guru Peter Attia: BIOGRAPH.





204 West 21st Street

4 BEDS | 6 BATHS | \$8,000,000

Turnkey Townhouse



584 LEONARD

AT McCARREN PARK

This exquisite home is located on a quaint tree-lined street in NoMac, where North Williamsburg meets Greenpoint. Just two blocks away, McCarren Park offers a pool, track, sports courts and fields, and a wonderful greenmarket. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD22-0231.

4 BEDS | 4 BATHS | \$4,950,000



|||
 N°33
 PARK ROW

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

Penthouse Three, a majestic split five bedroom, five-and-a-half bathrooms duplex layout includes 108SF Juliet balconies with direct, protected park-front exposures, generous proportions of over 5,400SF, and two private, separate elevator landings. The impressive interiors feature dramatic 21-foot-high ceilings and wall-to-wall, floor-to-ceiling windows boasting unobstructed, forever-preserved views over City Hall Park and Tribeca, surrounded by some of Manhattan's most iconic architectural masterpieces, along with the uniquely alluring qualities of north-western light. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278



No. 33 Park Row, 10A

3 BEDS | 3.5 BATHS | \$4,995,000

Dramatic home with protected views overlooking City Hall Park



No. 33 Park Row, 10B

2 BEDS | 2 BATHS | \$2,755,000

Final Two Bedroom Opportunity



166 West 18th Street PHB - CHELSEA
3 BEDS | 4 BATHS | 3,008SF \$7,500,000

Just 4 streets north of Greenwich Village, and moments to Union Square and the Meatpacking District and West Chelsea, this modern crowning penthouse with HUGE views and two terraces is impressive on every level!



49 Indian Hill Road,
Pound Ridge, NY
3 BED | 3.5 BATH | \$7,500,000



Park House

WEST CHELSEA

This surprisingly quiet, corner duplex boasts perfect proportioning with 3,005sf interior living space with exposures towards the Highline Park as well as light-filled Western and northern exposures. The residence features oversized in-swing aluminum casement windows overlooking West 22nd Street. The complete offering terms are in an Offering Plan available from the sponsor. File No. CD19-0293

500 WEST 22ND STREET, WEST CHELSEA
3 BEDS | 3.5 BATHS | 3,005SF | \$8,500,000 - NEW PRICE!



LEONARD



HERVE



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CALLI



NIKLAS



LOIS



AIMEE



BRETT



ROBERT



MANNY



NEIL



AREN



LEILA



DYLAN



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