



500 West 22nd Street Penthouse West

WEST CHELSEA | 3 BEDS | 3.5 BATHS | \$7,995,000



Perched on West Chelsea's prized Contemporary Art Gallery Block at the corner of 22nd Street, this exceptional, MINT 3-bedroom duplex by AD 100 Selldorf Architects boasts two private terraces, an understated modernist design built for longevity, and an unparalleled location across from Clement Clarke Moore Park and above the Highline, perfectly embodying the West Chelsea lifestyle.

The Three "i's" Of Real Estate? (and no, Summer Is Not Over yet!)

If you're reading this in the first week of September, note Summer ends officially on September 21st....a reminder too that often the so-called 'Fall Market' starts later than most would like, not immediately after Labor Day. This year we have many moving parts that could influence how the "Fall market" unfolds:

1. The FED is likely to lower rates this month, even though inflation remains closer to 3%, not the desired 2% or less. With the US jobs market showing signs of weakness and the likelihood of tariffs filtering more into consumer pricing, and potentially impacting corporate profitability, an economic cooling may be on the horizon....which could impact **mortgage** rates too.
2. While markets have been active, there is pent up demand. Many have been waiting for rates - and home prices - to come down. Some sellers have been waiting for a better market. Many 'good buys' have emerged now but many still hesitate. Sooner or later this breaks.
3. Will the impact of tariffs cause inflation to rise and the FED to pause? If only 16% of all US goods are imported, the impact

may not be as bad as some predicted with corporations absorbing some of this new tax. Maybe lower taxes in other areas will help offset the cost of these new taxes?

Currently inflation is hovering around 3%: many homeowners may see the value of a longer term fixed rate mortgage because of this: the 3% annual erosion of the value of a dollar via inflation reduces the cost in inflated terms of a fixed monthly payment....even at elevated rates. 3% inflation takes the buying power of a \$5,000 per month mortgage payment to \$3,740 after 10 years, compounded.... Yup, after 10 years with a consistent 3% annual inflation rate, the buying power of \$5,000 will decrease to approx. \$3,741, meaning it will only purchase what \$3,741 can buy today, because the cumulative price increase will be about 33.56%. Even at 2% its just above \$4,000....

Add to this the value of real estate as a hedge against inflation as a hard asset....So the three i's of Real Estate may just be: INFLATION, INFLATION, INFLATION?

Did You Know?

01

The highest price ever paid for a hotel room? Yup, Cap Estel's recent sale to LVMH delivered a price tag of about \$13 million PER HOTEL ROOM, a world record?

02

Hervé Descottes has illuminated the best galleries, restaurants and hotels in the world....and now will illuminate the exterior of the Flatiron Building that's about to debut as condo's!

03

New York's "mansion" taxes were raised in 2019: The city does not show the revenues generated by this. Maybe the increases have netted much less than promised, like Los Angeles?



The Katharine

GREENWICH VILLAGE, NEW YORK CITY.

THE PENTHOUSE: 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 reimagined 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. Just one unit - the penthouse - is about to be launched as record-setting sales swallowed up all other units within weeks. The complete offering terms are in an Offering Plan avail. from the Sponsor. File No. CD24-0218.

\$22.5M

118WEST13.COM



|||
N°33
PARK ROW

4 BEDS | 4.5 BATHS | \$13,750,000

NOW OVER 80% SOLD!

Penthouse One - the pinnacle penthouse - at N°33 Park Row presents an extraordinary duplex layout spanning over 3,500sf with two private elevator landings and breathtaking 15-ft ceilings perched atop the only residential property in New York City designed by Pritzker Prize-winning architect Richard Rogers of Rogers Stirk Harbour + Partners.

The residence's crowning jewel is its massive 600-square-foot double-height loggia terrace, offering direct, protected Tribeca and City Hall Park exposures. The upper level features a secondary den, a powder room, and direct access to the most impressive downtown views, seamlessly extending indoor living into the open air. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278



No. 33 Park Row, 16A

3 BEDS | 3.5 BATHS | \$5,450,000 - NEW PRICE!

Dramatic home with protected views overlooking City Hall Park



No. 33 Park Row, 18B

2 BEDS | 2.5 BATHS | \$4,500,000 - NEW PRICE!

Dramatic corner home with park views

Monthly Market Insights

AUGUST 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	↑368		↓308		COMBINED	-12.5%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	↓337	BROOKLYN	↑278		COMBINED	-2.8%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	↑95	BROOKLYN	↓31		COMBINED	+5%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	↓40	BROOKLYN	↓7		COMBINED	-34.7%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	↓16	BROOKLYN	↑3		COMBINED	-5%
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Insights:

Signed contract volume was down compared to July almost across the board, especially notable in the ULTRA Luxe area, homes priced between \$5-10 million.....August is notoriously slower and the figures in the \$5m-plus arena are very similar to those of 2024.

LUXEfind

Jean-Georges is opening his first Brooklyn/DUMBO restaurant at 55 Water Street, a 300-seat space that will be home to one big ABC restaurant that encompasses three concepts: the seasonal ABC Kitchen, the Latin-leaning ABC Cocina, and vegetarian AbcV, similar to the three-in-one restaurant at the Emory Hotel in Knightsbridge London.





CONTRACT SIGNED! 39 1/2 Crosby Street- SOHO

2 BED | 2.5 BATH | \$3,750,000

Authentic CONDO Loft awaiting a gut renovation.



242 East 25th Street, Kips Bay

2 BED | 2 BATH | \$890,000 - NEW PRICE!

Turnkey Home Private Terrace and Views



204 West Houston Street, West Village

1 BED | 2 BATH | \$1,195,000 - NEW PRICE!

Bright south facing one bedroom



25 Park Row, TriDi

2 BED | 2 BATH | \$11,000/MONTH

High-floor, park-facing with a full suite of amenities



48 Gramercy Park North: COMBINE TO CREATE A FABULOUS 2-BED, 2-BATH WITH TERRACE!

STUDIO | 1 BATH | \$795,000

Renovated Studio across from Gramercy Park



150 West 51st Street, Theatre District

1 BED | 1 BATH | \$740,000

Ideal Investment or Pied-e-terre



Light-filled Modern Townhouse

This expansive four-story townhouse in the award-winning, LEED-certified Navy Green community offers a perfect blend of design, comfort, and convenience. Set around a lush 30,000-square-foot private park, this light-filled home features soaring 10ft ceilings, wide-plank white oak floors, and an open layout with floor-to-ceiling glass doors leading to a tranquil private garden.

27 Clermont Avenue, Fort Greene, Brooklyn

4 BED | 2+ BATH | \$2,950,000



Newly Renovated CONDO

Located in the heart of Manhattan's coveted Sutton Place, a neighborhood known for its quiet elegance, tree-lined streets, and proximity to Midtown's vibrant energy, this newly renovated two-bedroom home offers outstanding value and instant gratification.

411 East 53rd Street, Sutton Place

2 BED | 2 BATH | \$1,395,000



Townhouse Penthouse by Pliskin Architecture

Surround yourself in spectacular light all day and jaw-dropping views in this brand-new four-bedroom, three-and-a-half-bathroom penthouse triplex featuring expansive Elle Decor worthy interiors, two levels of private outdoor space and an ideal location at the intersection of North Williamsburg and Greenpoint, where all the appeal of townhouse living blends with the penthouse lifestyle, the best of both worlds.

584 Leonard Street, Greenpoint / Williamsburg

4 BED | 4 BATH | \$5,750,000





27 Wooster Street, Penthouse

3-5 BEDS | 6+ BATHS | 6,700SF \$35,000,000

This may be the most important penthouse ever to come to the market in Soho, verifiably the only one of its kind. Virtually impossible to replicate, this collector-grade pristine duplex home is nestled in a discrete section of Soho, one of Downtown Manhattan's most desired neighborhoods. It is engulfed in dramatic, humanly scaled views with mesmerizing light all day, all year round. Parking for 2 cars. 24hr doorman.



500 West 22nd Street, West Chelsea

3 BEDS | 3.5 BATHS | \$7,995,000 - NEW PRICE!

Selldorf Designed Penthouse with TWO Terraces



49 Indian Hill Road, Pound Ridge, NY

3 BEDS | 4 BATHS | \$5,25 MILLION (NEW PRICE!)

Private, Curated Sanctuary with Indoor Pool & Japanese Garden



Park Front Duplex Home

This trophy residence comprises two full private floors facing South and West onto Central Park. 30 large windows embrace the views and south-western light in this superb residence that has undergone a complete, meticulous contemporary-classic renovation of the very highest order. Exquisitely maintained and recently updated, this home boasts elegantly proportioned rooms with 10' 5" ceiling heights, perfect for a serious art collection.

950 FIFTH AVENUE, LENOX HILL
5 BEDS | 5 BATHS | 5,000SF | \$20,000,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



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