



27 Wooster Street Penthouse

SOHO | 5 BEDS | 5+ BATHS | 6,700 SF. | \$35,000,000

The Ultimate Soho Penthouse:

Private Rooftop Pool, Parking & Panoramic Views in Landmarked Luxury



ACT vs. 'WAIT AND SEE'?

Many home buyers are pausing to 'WAIT AND SEE.' Historically this has been the perfect moment for others to step in and buy....which sounds like the ultimate broker shill, yet time and time again while some freeze in fear, others are afforded the ultimate advantage when searching for a home in an environment with extremely limited options....choice.

Many assume the biggest obstacles to buying a home are interest rates, economic uncertainty, price, etc. They are partially correct. The BIGGEST concern most buyers *should* have is their ability to buy the best of.....a focus on quality. Choice. A focus on aspects/elements to real estate that are impossible or difficult to replicate. There is one thing no-one will be able to replicate right now: cost. Anything that exists today will cost LOTS more to replicate. Anyone wanting to buy a brand newly constructed or renovated home should know that almost every single new development I'm seeing in the earlier planning stages has pricing that is much higher -

MUCH higher - than lots of what we are seeing in the market available right now.

For the second year, New York City has been named the best city in the world for 2025 by Oxford Economics' Global Cities Index out of more than 50 major metropolises across the globe. Oxford evaluates 1,000 of the most populous urban jungles on a variety of metrics encompassing 5 categories: economics, human capital, quality of life, environment and governance.

New York City is experiencing a resurgence in demand as secondary markets that promised the next frontier of tech and finance dominance are not fully living up to their promises. Yes, these secondary cities will do well, grow and prosper, but never underestimate the power of large, global centers like London, Tokyo, San Francisco, Los Angeles....and New York City. Although far from perfect, New York is still the US' most formidable global contender.

Did You Know?

01

After 8 years, the Waldorf Astoria Hotel will re-open this Fall, the same time the spectacular new CHASE building opens across the street. Midtown is BACK!

02

SOHO RETAIL IS BACK! New leases are setting records again. And many retail spaces are being sold at record prices too.

03

While Parisian department store Printemps brings A-list fashionistas to the area south of City Hall Park, foodies are coming too.....for the food.

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. Just one unit - the penthouse - remains 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



Monthly Market Insights

MAY 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN ↓ 466

BROOKLYN ↑ 378

COMBINED -1.4%

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

MANHATTAN ↓ 433

BROOKLYN ↓ 347

COMBINED -8.7%

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

MANHATTAN ↑ 124

BROOKLYN ↓ 33

COMBINED +24%

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

MANHATTAN ↑ 86

BROOKLYN ↓ 9

COMBINED FLAT

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

MANHATTAN ↑ 29

BROOKLYN ↑ 2

COMBINED +48%

Insights:

May's signed contract volume run almost parallel to the equity markets that had dropped notably in April. As new trade deals emerged and tariffs were reduced in May, equity markets improvedcombine that with the proposed new tax bill that could serve the wealthiest well - possibly offsetting higher tariffs and potential higher inflation - and the signed contract volume for the very high end recovered notably.

LUXEfind

El Quijote in the CHELSEA HOTEL re-opened with an impressive new menu and the old charm and uniqueness has been retained and improved....a CHELSEA institution revived and evolved!





|||
N°33
PARK ROW

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

NOW 75% SOLD OUT!

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, 15A

3 BEDS | 3.5 BATHS | \$5,830,000

Dramatic home with protected views overlooking City Hall Park



No. 33 Park Row, 17B

2 BEDS | 2.5 BATHS | \$4,995,000

Dramatic corner home with park views & a 500SF private terrace.



Perfect park facing home.

The 6th floor is universally considered the perfect elevation for a home facing a park: This generously proportioned almost brand new split two-bedroom, two-and-a-half-bathroom residence features soaring 11-foot ceilings and floor-to-ceiling windows that embrace sweeping, protected tree-top views over City Hall Park towards Tribeca and The Woolworth building, the ultimate perch that allows you to experience the park all day from almost every part of this truly magnificent home.

33 Park Row, TriDi

2 BEDS | 2.5S BATH | \$4,000,000



Neo-Italian Renaissance mansion-scaled limestone townhouse

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

18 Prospect Park West, Park Slope

7 BED | 4+ BATH | \$12,995,000 OR \$27,500/MONTH



242 East 25th Street, Kips Bay

2 BEDS | 2 BATHS | \$1,000,000

Split 2-bedroom home features a private terrace and iconic views



39,5 Crosby Street, SOHO - NEW!

2-3 BEDS | 2 BATHS | \$3,750,000

Condo LOFT, private full floor.



Nestled perfectly at the intersection of Soho, The West Village, and Hudson Square - or as many call it "Google-Disney-land" - this bright, south-facing one-bedroom across from the Film Forum features lofted, approximately 10-foot ceilings, an open great room with space for dining and lounging, and a sleek kitchen. The king-sized bedroom is spacious and bright, with a sliding wall for optional loft-style living.

204 WEST HOUSTON ST, WEST VILLAGE, SOHO, HUDSON SQ
1 BED | 2 BATHS | \$1,200,000 - NEW!



A modern Jewel box facing south over exquisite Gramercy Park. This fully renovated studio is a rare find in a pre-war building of great character perched on the northern side of one of New York City's most prized private key-locked parks, Gramercy Park.

48 GRAMERCY PARK NORTH, GRAMERCY
0 BED | 1 BATH | 3,005SF | \$795,000 - NEW!



FLATIRON - 55 West 17th Street, Penthouse
6 BEDS | 6+ BATHS | 6,659SF \$35,000,000

Architecturally significant Penthouse Oasis that features panoramic, protected views, a private rooftop featuring a full-sized swimming pool & hot tub, and private parking in the basement directly accessed via the building elevators.



166 West 18th Street, Chelsea
3 BEDS | 3.5 BATHS | \$6,995,000
Dramatic home with open North West views



49 Indian Hill Road, Bedford Hills, NY
3 BEDS | 4 BATHS | \$7,500,000
Private, Curated Sanctuary with Indoor Pool & Japanese Garden



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



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



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