

**33 Park Row, 6B**

TRI DI | 2 BEDS | 2.5 BATHS | \$3,950,000

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.

**THE FINAL QUARTER OF 2025 ARRIVES**

The final quarter of 2025 has arrived and we've not only survived tariff chaos, sticky inflation, elevated rates (that just recently started to drop), the threat of a socialist-style mayoral candidate who demonizes the rich, etc...we've thrived! Sales volume remains stable in most areas and some sellers are more realistic. Some areas are experiencing record - stratospheric - pricing that indicates a growing, ultra-wealthy audience and a lack of supply in areas. (The DOW has reached record levels.)

All figures you read about are missing around \$1 billion worth of signed contracts at 80 Clarkson, the West Village/Hudson Square border building under construction where 2-bedroom units start around \$8 million. THE KATHARINE sold and closed seven of its eight units within weeks starting around \$10 million.

Speaking of borders....33 Park Row - pictured above - showcases how properties sitting on the edge of super-high end neighborhoods are faring well. A \$19.5 million penthouse contract was just signed, and while

that figure is impressive, it might have been DOUBLE just across the street. Not unlike 10 Madison sits at the edge of the Flatiron District, and 100 Barclay at the edge of Tribeca, these locations often deliver exceptional value at the time of construction and are usually the beneficiaries of multiple neighborhoods with much higher valuations once the scaffolding comes down and the world catches on.

The FALL market started later as we predicted, weeks past Labor Day: the panicked Tik-tokkers were proven wrong again. The last quarter will undoubtedly be all about our next mayor. The reality is whomever is mayor, they will be tasked with a huge budget, complex infrastructure, tough unions and demanding, impatient citizens. Lofty promises work well in a primary to rile the base: Once elected, the realities of running a huge city set in fast and that's when whomever our next mayor is will be forced to be PRACTICAL. New York is a tough city with tough people. It's tough enough to handle anything that comes its way.

Did You Know?

01

The Meatpacking District has become the Madison Avenue of Downtown with new tenants Baccarat and Zegna added to the mix.

02

Tribeca welcome the richest man in India - Mukesh Ambani - who recently closed on a townhouse site on Hubert Street. A weaker dollar represents some good discounts for foreign buyers.

03

New York City is considered one of the least BUBBLE-risk areas in the world by UBS. Real estate bubble are a fallacy: they are more akin to balloons that inflate and deflate: they rarely explode into fragments.



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

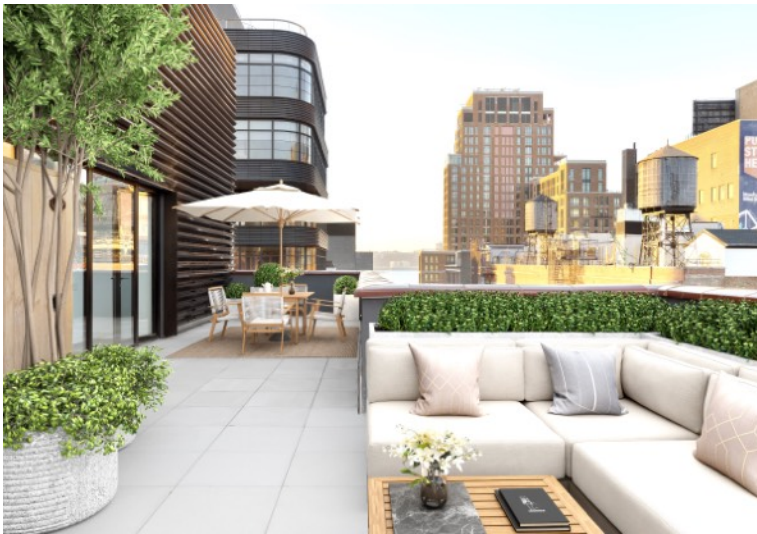
118WEST13.COM



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 | \$4.9 MILLION (NEW PRICE!)

Private, Curated Sanctuary with Indoor Pool & Japanese Garden

Monthly Market Insights

SEPTEMBER 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	↓ 343	BROOKLYN	↑ 335	COMBINED	FLAT
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	↓ 316	BROOKLYN	↑ 316	COMBINED	+2.8%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	↓ 85	BROOKLYN	↓ 23	COMBINED	-16%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	↑ 54	BROOKLYN	↓ 4	COMBINED	+23%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	↓ 12	BROOKLYN	↓ 1	COMBINED	-31.5%
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Insights:

Signed contract volume was down compared to August especially notable in the MEGALuxe area, homes priced between \$10 million-plus.....Septembers start slower on the highest end so it remains to be seen if this is a Mamdani-fear issue or simply a slower start that showed signs of picking up in the second half of September. None of these figures include 80 Clarkson signed contracts, so these numbers may be better than they appear.

LUXEfind

Meadow Lane - the highly anticipated ultra-high-end grocery store in Hudson Square just north of Tribeca - has experienced multiple opening delays, but we hear the BIG DAY is approaching. 355 Hudson.....perfectly located for all those Google and Disney peeps that have recently moved into the area?





27 Clermont Ave, Fort Green

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

Pristine townhouse with access to a rare private 30,000SF garden



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

STUDIO | 1 BATH | \$650,000

Renovated Studio across from Gramercy Park



242 East 25th Street, Kips Bay

2 BED | 2 BATH | \$850,000 - NEW PRICE!

Turnkey Home Private Terrace and Views



505 West 19th Street, Chelsea

2 BED | 2.5 BATH | \$3,859,000

Designed by world-renowned AD 100 architect and designer Thomas Juul-Hansen. High Floor. Open views. Juliette Balcony.



150 West 51st Street, Theatre District

1 BED | 1 BATH | \$735,000

Ideal Investment or Pied-e-terre



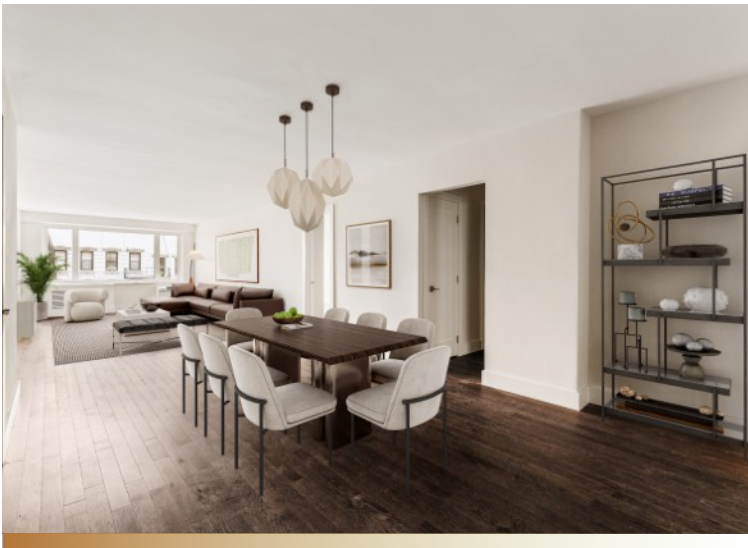
Triplex Penthouse with big views



Conveniently positioned high above Central Chelsea, equidistant to West Chelsea/Hudson Yards, the Flatiron District/Union Square, and Greenwich Village just four streets south, this impressive Triplex penthouse delivers unprecedented volume, light, and big views. While the building is boutique-scaled, it boasts an impressive array of amenities, including a 24-hour doorman, swimming pool, and fitness center.

166 West 18th Street, Chelsea

3 BED | 4.5 BATH | \$6,500,000



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



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N°33
PARK ROW

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

NOW OVER 85% SOLD!

The LAST REMAINING PENTHOUSE RELEASED: 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



FIFTH AVENUE - Park Front Duplex Prize

This trophy residence comprises two full private floors facing South, and West onto Central Park. 30 large windows with over 250 feet of frontage embrace the views and southwestern light in this superb residence that has undergone a meticulous contemporary-classic gut renovation of the very highest order. Exquisitely maintained, recently updated, with 4 fireplaces, this home boasts elegantly proportioned rooms with 10' 5" ceiling heights, perfect for serious art collectors.

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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