



118 West 13th Street, Penthouse

GREENWICH VILLAGE | 4BEDS | 4+ BATHS | \$22,500,000

Introducing the Penthouse of The Katharine, the phenomenal perch overlooking historic Greenwich Village, the final and only home available. Steeped in history and reimagined for modern living, The Katharine stands as a Greenwich Village treasure on a quiet tree-lined block. This meticulously restored 1910 landmark, with just eight exceptional condominium residences where historic grace meets contemporary luxury, is the result of a collaborative vision from Slate Property Group, BSKS Architects, and design icon Nate Berkus in his first complete residential building.



REALITY FOLLOWS CAMPAIGN PROMISES FOR THE NEXT MAYOR

New York's mayoral election is a global focus. Many are touting it as the most important election of all time, not an unusual political talking point. Today, winning an election demands making big, bold promises but delivering them, practically, is a lot less easy or simple.

Affordability is the key issue: Costs keep rising, and impact everyone, mostly driven by federal, not local, policies. New York City's inflation rate is over 3%, well above the 'desired 2%'. Can a Mayor change this? Will billionaires pick up the tab with only about 150 of them (known and otherwise) in NYC when many are already domiciled elsewhere with far lower local taxes or earn most of their income via capital gains/other means where higher tax rates may have little impact leaving the 'other millionaires' to pick up the tab, those significantly less rich? Will they 'flee'? Most of these millionaires are only defined as such because of their primary asset, their home. Yes, things are not that affordable for them either, although at a far different level. Is \$1 million "rich" in Manhattan? Hardly! Will corporations be enticed to move or replace workers with robots/AI if their taxes rise? Increasing tax rates and netting less never works. Most unaffordability is driven by housing. Building lots more requires:

1. Working with developers and incentivizing them so they don't choose to build elsewhere, eg: Related is building data centers now that are faster to build and much more profitable....
2. Simplifying and accelerating zoning, approvals and building codes. That's 100% on the government.
3. Labor consists of anywhere between 40-60% of construction costs: no mayor would dare to ask them to work for less.....?
4. Patience. It takes at least 2-3 years to build something from land purchase to delivery, and that is optimistic. Mayor Adam's efforts will only be felt many months/ years from now.

Will New Yorkers have the patience to wait for this affordable housing moment when few believe anything until its delivered? New Yorkers are demanding, impatient. Time will tell but NYC will still be here! LS

Did You Know?

01

The FLATIRON BUILDING has overcome years of challenges and will soon be delivered as ultra-luxe condominiums facing Madison Square Park with pricing up to \$50 million!

02

Third quarter saw nearly \$5 billion in Manhattan commercial property sales, the highest for a single quarter since early 2022.

03

Midtown Manhattan is booming, especially for buildings close to commutable Grand Central Station.



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 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 - 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 | \$7,895,000 - NEW PRICE!

Selldorf Designed Penthouse with TWO Terraces



49 Indian Hill Road, Pound Ridge, NY

3 BEDS | 4 BATHS | \$4.3 MILLION (NEW PRICE!)

Private, Curated Sanctuary with Indoor Pool & Japanese Garden

Monthly Market Insights

OCTOBER 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN **↑405**

BROOKLYN **↑356**

COMBINED **+12.2%**

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

MANHATTAN **↑435**

BROOKLYN **↑319**

COMBINED **+19.3%**

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

MANHATTAN **↑125**

BROOKLYN **↑24**

COMBINED **+38%**

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

MANHATTAN **↑84**

BROOKLYN **↑9**

COMBINED **+60%**

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

MANHATTAN **↑34**

BROOKLYN **↑4**

COMBINED **+192%**

Insights:

Signed contract volume SOARED in the month of October. Double digit - and even TRIPLE digit - gains speak to a Fall market that truly only starts in October, not the "post Labor Day" most expect. Is this a rush before the mayoral election? Is this make-up after a slow September? Is this a result of lower interest rates? Soaring corporate profits and stock portfolios? Anticipation of a big bonus season?

LUXE*find*

DUMBO, BROOKLYN sees the arrival of its first even Jean Georges restaurant ABC KITCHENS, a must-see destination with multiple styles of food and menu options incorporating the best of the best from the Jean Georges Global Empire.





27 Clermont Ave, Fort Green

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

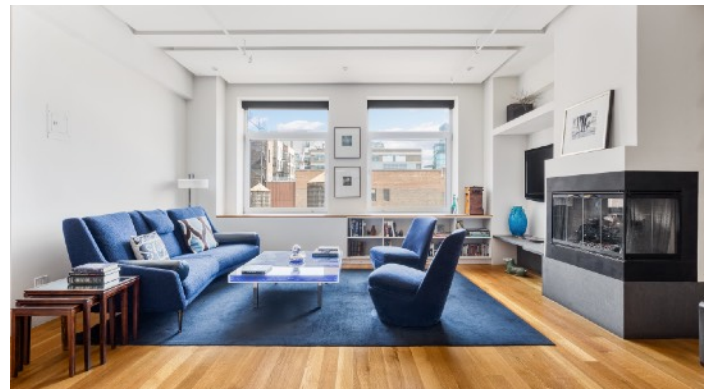
Pristine townhouse with access to a rare private 30,000SF garden



242 East 25th Street, Kips Bay

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

Turnkey Home Private Terrace and Views



14 East 4th Street, NOHO

2 BED | 2 BATH | \$2,350,000

This dreamy, renovated NoHo duplex on a high floor boasts outstanding light and views.



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



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



FIFTH AVENUE - Park Front Duplex

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 south-western 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 Ave, Lenox Hill

5 BED | 5 BATH | \$20,000,000



|||
 N°33
PARK ROW
ALMOST 90% SOLD!

FINAL INVENTORY!

Overlooking Tribeca and City Hall Park, this is the first residential property in New York City by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners. This instant landmark joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park, London, the Centre Pompidou, Paris, and One Monte Carlo, Monaco..

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



Brand New Brooklyn Penthouse Townhouse 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 BEDS | 4 BATHS | 2,986SF | \$5,750,000



LEONARD



HERVE



AMY



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL



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