

**158 MERCER STREET**

SOHO | 3 BEDS | 3 BATHS | \$10,000,000

Located in arguably the most desired of all Prime Soho addresses, this rare 4,177sf loft style residence with 50-feet of frontage on Mercer Street is perched on the West side of the New Museum Building, one of Soho's very few 24-hour doorman condo loft buildings with superb provenance.

**COMPASS INTERNATIONAL HOLDINGS: What Does This Mean To You?**

This past month the merger between ANYWHERE and COMPASS was approved, creating the world's largest real estate holding company with around 340,000 agents around the globe. How might this impact the consumer, you?

1. Most will not notice any changes to any day-to-day operations and competitiveness between the various brokerage brands and individual agents/teams....why? We have certainty of this as ANYWHERE's multiple brands - Sotheby's, Corcoran, Coldwell Banker, Century 21, Better Homes and Gardens, etc - have existed under a holding company for decades and competed aggressively and successfully.
2. Consolidation is happening everywhere. It is essential to survive and thrive in a world where those outside the profession are doing everything in their power to add enormous costs to the consumer via growing fees charged to agents and brokerages for marketing and advertising. Their claims to provide consumer savings are contradicted by their earnings calls....
3. Other Holding Companies like Volkswagen that include brands such as Porsche, Audi, Lamborghini and Bentley have helped those brands grow and thrive, using certain shared economies of scale, insights and intelligence to fuel better quality

products for the consumer. Several brands that might have failed or died are thriving now.

4. The collective power of multiple brands will afford consumers better and more immediate access and insights to the largest swath of home buyers in the world.
5. Collective strength delivers an insurance policy to consumers that agents and brokerages will be less inclined to act out of desperation for survival that often works against the best interests of consumers.
6. The combined brands of COMPASS INTERNATIONAL HOLDINGS do not deliver a monopoly, with around just 20% of US market share in total. There are still tons of other brokerages, large, medium and small. Berkshire Hathaway ain't exactly a weak little competitor!
7. Technology and doing business in the US in general is extremely costly: consolidating some of these costs delivers efficiencies that will benefit the consumer. Well supported, educated and re-educated agents always deliver a better consumer experience by elevating professionalism, knowledge, insights, ethics, etc.

The future looks bright. Over the next months and years more benefits to this merger will emerge. Stay tuned.... LS



# Did You Know?

## 01

The Manhattan office sector powered a dramatic surge in investment sales in 2025: volume swelled 26% over 2024 to \$11 billion as rates came down.

## 02

SOHO's demise was greatly exaggerated: Soho retail now has the lowest vacancy rate in Manhattan....

## 03

Another SOHO HOUSE is coming to the Flatiron District Area.....and Upstate, the Rhinebeck located SOHO FARM HOUSE is moving ahead too....



West Chelsea Penthouse with TWO private terraces - brand new, immediate delivery -designed by Annabelle Selldorf. Sponsor condo, not subject to approvals.

At the corner of West Chelsea's prized Contemporary Art Gallery Block at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park and hovering above - yet removed from - the Highline Park, this penthouse is perched atop Park House Chelsea, the final unit of a collection of 10 meticulously designed residences by Annabelle Selldorf, founder of the eponymous Selldorf Architects.

**500 WEST 22ND STREET | 3 BEDS | 3.5 BATHS | 3,005SF | \$7,495,000**





**No. 33 Park Row, PH1 - 4 Beds, 4.5 Baths, \$13,75M**

|||  
N°33  
PARK ROW  
**90% SOLD!**

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

**NO33PARKROW.COM**

# Monthly Market Insights

DECEMBER 2025 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	265	BROOKLYN	232	COMBINED	-12%
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## **midiLUXE** *(properties priced \$1-3 million)*

MANHATTAN	267	BROOKLYN	185	COMBINED	-13%
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## **CenterLUXE** *(properties priced \$3-5 million)*

MANHATTAN	73	BROOKLYN	40	COMBINED	+151%
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## **ultraLUXE** *(properties priced \$5-10 million)*

MANHATTAN	50	BROOKLYN	6	COMBINED	+250%
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## **megaLUXE** *(properties priced \$10 million-plus)*

MANHATTAN	17	BROOKLYN	4	COMBINED	+31%
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### Insights:

A K-Shaped January recovery from a rather slow December? It appears so. On the higher end, contract signed volume on properties priced \$3 million and above surged. Those between 5-10 million.. up 250%!

### **LUXE***find*

What was once Lord & Taylor in Midtown, just south of Bryant Park on Fifth Avenue will soon open its doors to SHAVER HALL, a massive food emporium with 12 different eateries under one roof.....including one with a cheese conveyor belt, the exact alternative to Ozempic perhaps?







### 27 Wooster Street, Penthouse | SOHO

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

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.



### 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





### 33 Park Row, 6B

2 BEDS | 2.5 BATHS | 1,414SF | \$3,500,000

**COMPELLING PARK-FRONT PRICING:** 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 allowing you to experience the park from almost every part of this truly magnificent home.



### SOHO Loft in the New Museum Building

Located in arguably the most desired of all Prime Soho addresses, this rare 4,177sf loft style residence with 50-feet of frontage on Mercer Street is perched on the West side of the New Museum Building, one of Soho's very few 24-hour doorman condo loft buildings with superb provenance.

### 158 MERCER STREET, SOHO

3 BEDS | 3 BATHS | 4,177SF | \$10,000,000





## Calling all terrace lovers!

A 32-foot long (320sf) terrace is but one exceptional feature of this renovated, mint, move-in, 3-bedroom, 3-bathroom beauty located in a prime building on Fifth Avenue/Central Park, close to the New York Met and much more. (Image digitally staged)

1025 Fifth Avenue, Upper East Side

3 BED | 3 BATH | \$3,700,000



## UPPER EAST SIDE PRIME - Single Family Conversion Opportunity

Buy this large, wide townhouse nestled alongside one of Park Avenue's premiere co-ops (with additional air rights and FAR) or combine it with its neighbor to create a 40ft wide MANSION! (Note how floors align PERFECTLY)

53 East 67th Street

7,800SF+ | \$9,250,000



## POUND RIDGE/Northern Westchester Magnificent Contemporary Masterpiece

A Fully Renovated/Rebuilt Perfectly Scaled Sanctuary with Indoor Swimming Pool & Exquisite Gardens Inspired by Japanese Design, Just 1 Hour From Manhattan (and 1 minute from the Inn at Pound Ridge by Jean Georges).

**49 INDIAN HILL RD, POUND RIDGE, NY**  
3 BEDS | 3.5 BATHS | \$4,300,000



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

COMPASS

Our team delivers exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester, Bucks County and Connecticut luxury real estate markets. With combined sales in excess of \$7 billion - and consistently amongst the US's most respected teams - we represent developers, buyers, tenants and sellers in transactions ranging from \$300,000 to well over \$25 million. We can also match you with the best pre-screened agents around the USA, and globally via our affiliation with Christie's International Real Estate. Please let us know how we may be of assistance.

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