

## 25 Grace Court

BROOKLYN HEIGHTS | 7 BEDS | 4.5 BATHS | \$15,000,000

One of the most significant 30-foot wide townhouses on possibly the most beautiful block in Brooklyn Heights: Steeped in history, yet extensively renovated to meet the needs and demands of today, 25 Grace Court was originally built in 1861, constructed, as were all the row-houses in the Heights, as a one-family home for its owner. Unlike its Italianate neighbors, the house has a lower stoop and a distinctive angled bay window on the parlor level with a building-wide balcony above.



## Robbing Peter To Pay Paul?

High earning New Yorker City residents are taxed more than in other city IN THE WORLD... I learned this on MSNBC, not exactly the most anti-tax media entity around...

High earner New Yorkers tend to be (often reluctantly) willing to pay higher taxes to live in a complex, magnificent city unlike any other. Many high tax cities around the globe offer much more in the way of healthcare, housing, services, cleanliness, etc than New York, which leaves many puzzled as to what exactly all these tax dollars are paying for. Many wonder why a government-run grocery store to help the poor costs \$30 million when (non-taxpayer-funded) private enterprise could open the same store for \$10 million or less: who is pocketing the other \$20 million ....or is it merely incompetence?

The recent baying for blood "TAX THE RICH!!" calls imply the rich need to start paying taxes, when they are already paying the highest taxes....ANYWHERE IN THE WORLD. The truth

and reality is that SOME very wealthy people who support their lifestyle via alternatives to regular income have clever tax loopholes that do indeed allow them to pay much lower taxes (not real estate taxes) than the high earning suckers who earn via regular income. They have to pay more so that those who are as rich - and richer - can pay less? Most of these issues are FEDERAL not local. Here are three potential solutions:

1. Claw back some of the \$21 BILLION more NY State takes from NY City taxpayers to redistribute so city taxpayers aren't paying even more.
2. Dig deeper into government inefficiencies, waste and spending abuse to deliver the same (or more) services ....for less.
3. Seek more charitable donations (with tax benefits?) to the ultra rich to build HOUSING, the #1 cause of un-affordability.

Narratives win elections: real, sustainable policies and legislation deliver longterm success.

# Did You Know?

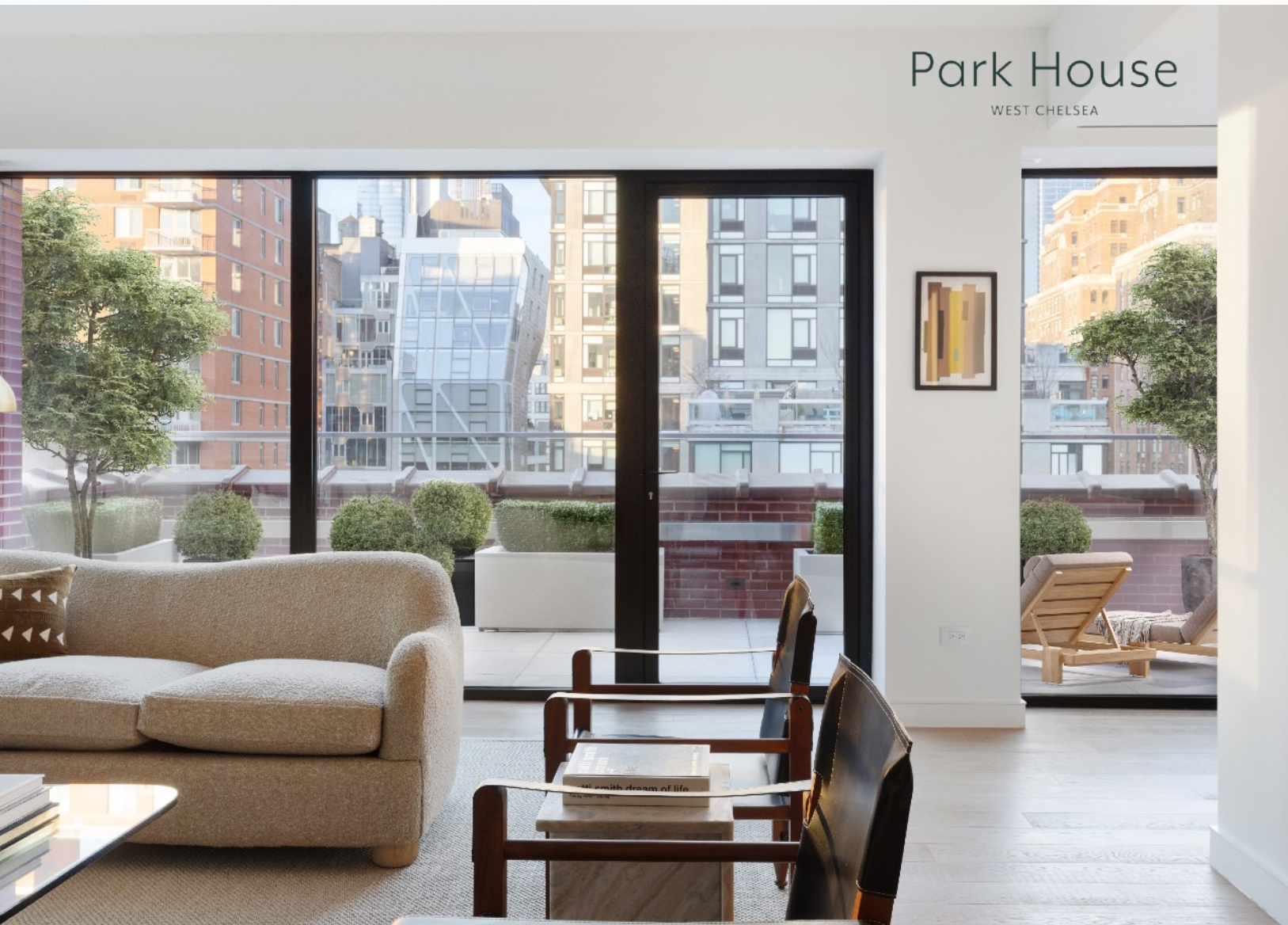
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## 01

Excessive litigation, including what is often termed frivolous lawsuits and legal system abuse, costs New York households an average of over \$7,000 annually. This cost is reflected in higher insurance premiums, including home insurance, along with elevated prices for goods and services.

## 02

While a Luxury Pied-a-Terre Tax may happen on second homes in New York City valued above \$5m, note that ALL second homes in South Carolina already pay almost double the real estate taxes that full time residents pay... Welcome visitor!



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**

# Monthly Market Insights

APRIL 2026 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	<b>492</b>	BROOKLYN	<b>336</b>	COMBINED	<b>+13.7%</b>
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## **midiLUXE** *(properties priced \$1-3 million)*

MANHATTAN	<b>449</b>	BROOKLYN	<b>319</b>	COMBINED	<b>+30.5%</b>
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## **CenterLUXE** *(properties priced \$3-5 million)*

MANHATTAN	<b>129</b>	BROOKLYN	<b>46</b>	COMBINED	<b>+18.2%</b>
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## **ultraLUXE** *(properties priced \$5-10 million)*

MANHATTAN	<b>76</b>	BROOKLYN	<b>14</b>	COMBINED	<b>+23.3%</b>
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## **megaLUXE** *(properties priced \$10 million-plus)*

MANHATTAN	<b>38</b>	BROOKLYN	<b>1</b>	COMBINED	<b>+21.8%</b>
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### Insights:

Double-digit signed contract volume increases continued in April as Spring selling season kicks into high gear. The \$10 million plus arena saw notable gains after last months dip.

### LUXEfind

Rocco DiSpirito is back! BAR ROCCO in Midtown on West 48th Street is already a buzzing Italian further adding the to the evolution of Midtown Manhattan...

And...Michelin-grade chef Cyril Lignac will open his first Bar des Pres at 345 Park Ave. at East 52nd Street.





**NEW: 32 Gramercy Park South**

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

Recently completed, architect-designed, fully renovated 3-bedroom apartment with exceptional light, boasting over 45 feet of East-facing frontage in the Gramercy neighborhood, bringing exceptional width and openness to the main living spaces ... and yes, you have access to a key to the park!



**Prime West Village Dream Loft**

This architecturally significant West Village duplex impresses immediately with soaring 14-foot barrel-vaulted ceilings and dreamy natural light streaming through a row of 10-foot-tall East-facing windows overlooking Greenwich Street, possibly one of the most attractive parts of the entire West Village. This quintessential downtown loft fuses industrial pre-war elements with modern touches to create a cohesive, contemporary home.

**720 GREENWICH STREET, WEST VILLAGE**  
1 BEDS | 1 BATHS | \$1,750,000



## Calling all terrace and MET 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

Located alongside one of Manhattan's most prestigious Park Avenue co-operatives on a distinctive Upper East Side townhouse row, just 900ft from Central Park, this 20-foot-wide, 5-story residence with a distinctive, disciplined classic facade, is currently divided into multiple apartments and an office offering an exceptional opportunity for single-family conversion.....or a combination with its perfectly aligned neighbor to create a 40-ft wide mansion with over 13,000sf of unused F.A.R. that could allow for notable expansion and/or the sale of air rights. Or generate instant rental income from multiple units. OWNER FINANCING POSSIBLE

53 East 67th Street, Upper East Side

6,742SF | \$9,250,000



### 128 East 92nd Street, Upper East Side

4 BEDS | 5 BATHS | \$7,900,000

Perfectly perched in the heart of Carnegie Hill, one of the Upper East Side's most desired enclaves, 128 East 92nd Street is a recently renovated Queen Anne Style townhouse on a highly desirable tree-lined block, just off of Park Avenue.



### 221 West 21st Street, Chelsea

1 BEDS | 1 BATHS | \$997,500

Conveniently located between 7th and 8th Avenues on a charming, prime central Chelsea block, this beautifully designed, professionally renovated one-bedroom home with a wood-burning fireplace features the ultimate prize: a large, private garden.



### 135 East 83rd Street, Upper East Side

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

Convenience! Light! Views! Scale! This high-floor 2-bedroom, 2-bathroom home is both gracious and practical, located in possibly the most convenient and accessible location in all of the Upper East Side.



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

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

|||  
**N°33**  
**PARK ROW**  
**90% SOLD!**



**No. 33 Park Row, 16A - Now Offered Fully Furnished!**

3 BEDS | 3.5 BATHS | \$5,450,000

Dramatic home with protected views overlooking City Hall Park

[NO33PARKROW.COM](http://NO33PARKROW.COM)



## Prime TriBeCa with Protected Park and River Views!

Nothing compares to the west-facing park, river, and skyline views from the sixth floor of this perfectly proportioned waterfront residence at 92 Laight Street, The River Lofts, one of the first full-service condominiums on the Platinum Coast.

**92 LAIGHT STREET**  
3 BEDS | 3 BATHS | \$5,250,000



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