

**SOHO PENTHOUSE WITH PRIVATE POOL AND PARKING**

27 WOOSTER STREET PH | \$30,000,000

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 T-shaped 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 in four directions.

**PPSF (Price Per Square Foot)? Try EPSF and UPSF Instead!**

So many buyers, sellers and developers are obsessed with the price per square foot, and yes, this metric matters. But equally important - possibly even more so - are two others:

1. **ENJOYMENT per square foot (EPSF):** While homes require a large investment, they should not be viewed exclusively as investment vehicles to drive enrichment and profit. Those should be mostly by-products. More valuable is the amount you **ENJOY** your home. Homes do indeed have the capacity to make our lives better and more enjoyable. You only live once (they say....) so live well! No-one else will do it for you and this is at least something money **CAN** buy.
2. **USABILITY per square foot (UPSF).** A big clunky TV used to require 12 square feet of space: today a wall-mounted flatscreen requires a fraction of that. A laptop does not require a big clunky desk either.... Efficiently designed spaces can function as well, if not better, than spaces that are simply larger.

DID YOU KNOW? Many home sellers are unaware that when buyers click on **CONTACT AN AGENT** on some search websites, they are directed to an agent who pays (dearly) for that placement to be the "contact"...which often means: a third party you have never met, who may know lots less-to-nothing compared to the listing agent you hired (who has a fiduciary responsibility to **YOU**) will be answering questions about your listing, and possibly show it too. What if that agent has been instructed by that website/search engine to encourage seeing other competing properties? Worse, what if that agent has their own agenda to **NOT** sell or show your listing, but instead show theirs?

When a seller hires an agent to market their home, they enter into a fiduciary relationship with that agent: are some search engines breaching/interfering with this legal relationship for profit.....knowingly? Zmells of Zomething? **LS**

Did You Know?

01

New York City is recognized as the most linguistically diverse city in the world, with over 800 languages spoken.



256 East 4th Street, PH - \$5.5M

256 East 4th Street is a luxury boutique new development — an exclusive collection of six-unit condominium nestled between Avenues B and C in the heart of the East Village, featuring a video intercom system with remote access that allows residents to receive packages remotely. A short walk puts you at the F, J, M, Z, and L subway lines, surrounded by legendary restaurants, independent shops, and the kind of street life that reminds you why you moved to New York. Tompkins Square Park is your backyard. Culture, nightlife, and real community are your neighbors.

The complete offering terms are in an offering plan available from the Sponsor. File No. CD25-0310

02

Approximately 800,000 people of Italian descent live within the 5 boroughs of New York City. About 750,000 from Puerto Rico, 660,000 from the Dominican Republic. 600,000 from Russia, 380,000 Irish, 250,000 German.



256 East 4th Street, Garden - \$3.35M



NEW! 27 Wooster Street, Penthouse | 4-5 Beds | 4+ Baths | \$30,000,000 | SOHO

Extraordinary 6,700sf Non-A.I.R. Soho Penthouse With Wraparound Terraces, Private Swimming Pool, Parking And Panoramic Views

Monthly Market Insights

JULY 2026 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	382	BROOKLYN	333	COMBINED	+2.7%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	359	BROOKLYN	338	COMBINED	-3%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	88	BROOKLYN	37	COMBINED	-8.75%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	48	BROOKLYN	28	COMBINED	FLAT
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	10	BROOKLYN	7	COMBINED	-19%
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Insights:

While compared to June activity, signed contract dipped a bit, but compared to 2025, the numbers are very similar. This speaks to stability in the markets, fueled mostly by soaring rents, generational wealth transfer and equity market gains.

LUXE*find*

COTE 550, the Korean restaurant in Midtown has contributed to the spectacular revitalization of Midtown Manhattan dining options, joining Jean George's Four Twenty Five, Santi, The Monkey Bar, The Polo Lounge, The Modern, and dozens more.





Park House

WEST CHELSEA

500 West 22nd Street, West Chelsea

3 BEDS | 3.5 BATHS | \$7,475,000

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

The complete offering terms are in an Offering Plan available from the sponsor. File No. CD19-0293



221 West 21st Street, Chelsea

1 BEDS | 1 BATHS | \$997,500

Renovated home with a private garden and wood burning fireplace.



96 Franklin Street, Greenpoint - Contract Signed

5 BEDS | 3.5 BATHS | \$6,000,000

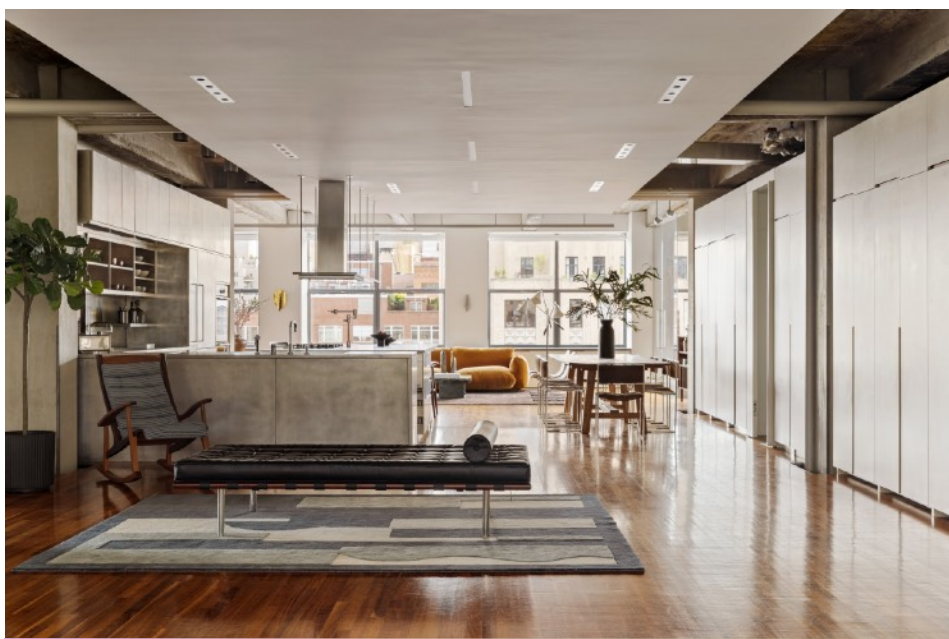
Single family home with parking & an elevator



53 East 67th Street, Upper East Side

8 BEDS | 10 BATHS | \$8,950,000

Exceptional opportunity for single family conversion.



Massive full floor Loft

Massive, private, 70-foot wide, full-floor, 5,400sf townhouse-scale-on-one-floor loft living at its best in this fully renovated, capacious high-floor home with soaring exposed concrete ceilings, four exposures, 25 windows, superb year-round light and views.

205 WEST 19TH STREET, CHELSEA

4 BEDS | 4.5 BATHS | \$10,000,000



277 Fifth Ave, NOMAD

4 BEDS | 4.5 BATHS | \$22,500,000

The Penthouse at 277 Fifth Avenue soars high above the city, offering a magical, truly spectacular private, full floor residence with equally impressive views in all four directions, South to the World Trade Center, North all the way up to Central Park and beyond, West towards sunset and the glittering new Hudson Yards skyline and East welcoming the morning sun.



778 Park Avenue, Lenox Hill

6 BEDS | 5+ BATHS | \$25,000,000

Arguably the most extraordinary home in one of Park Avenue's most desirable Rosario Candela-designed Cooperative buildings - 778 Park Avenue - this full-floor, over 6,350sf simplex boasts exceptional scale, proportions, and flow with nearly 100 feet of frontage on Park Avenue through oversized windows, many of which are unique in that they extend low to the floor with Juliette-style balconies.



277 Fifth Avenue, NOMAD

4 BEDS | 4 BATHS | \$15,000,000

The iconic Empire State Building blurs the lines between architecture and sculpture, a focal point reminding you that you are in center of the most exciting city in the world. This penthouse encourages entertaining on a lavish scale.





25 Grace Ct. Brooklyn Heights

7 BEDS | 4.5 BATHS | \$14,500,000

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 rowhouses 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.



Pre-war gem near Riverside Park

Live amongst the treetops in this gracious move-in-ready 2-bedroom, 2-bathroom pre-war classic moments from Riverside Park and all the wonderful aspects of the Upper West Side lifestyle.

305 WEST 86TH STREET, UPPER WEST SIDE
2 BEDS | 2 BATHS | \$1,500,000



JARDIN D'EAU: PENTHOUSE WITH ROOFTOP GARDEN OASIS

Perched atop the Cammeyer Building with an enormous 3,300sf rooftop garden and reflecting pool that acts as a serene visual extension of the environment, Jardin D'eau embodies a truly unique experience in the heart of one of Downtown's most desired neighborhoods, The Ladies' Mile Historic District in The Flatiron/Madison Square Park area. Refined city living merges with pastoral appeal, surrounded by nature in this extraordinary three-bedroom, three-bathroom Penthouse that delivers around 6,000sf of indoor and outdoor living space, combined.

60 WEST 20TH STREET, FLATIRON
3-6 BEDS | 7 BATHS | \$25,000,000



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



COMPASS



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

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