

**NOMAD TOP FLOOR PENTHOUSE WITH 2 PRIVATE TERRACES**

277 FIFTH AVENUE | \$22.5M

Rarely does a high-rise penthouse offer exceptional outdoor space: this brand new top (FULL) floor NOMAD penthouse features two loggia terraces with exceptional views in all four directions. Four bedroom suites, a powder room and impressive kitchen seduce. (Image features some virtual staging.)

**NEW YORK CITY KEEPS MAKING GLOBAL HEADLINES**

While we don't like some of the headlines, the reality is New York City keeps making global headlines. Every. Single. Day.

While the rollout of the Pied-A-Terre tax - including releasing an easily downloadable list of 960,000+ home owners and their addresses - was a bad blunder, many other headlines remind all around the globe that this is truly a great city. New York City now has the most tech jobs of any market in the US, edging the San Francisco Bay Area for the first time in an annual survey, with 394,300 tech jobs, compared with the Bay Area's 375,730. It's the first time New York has come out on top in the 13 years of the "Scoring Tech Talent" report, which tracks tech staffing in 75 markets in the U.S. and Canada. This is significant as these are mostly high paying jobs. It also reminds us how New York has a massive swath of higher paying jobs in numerous, diverse industries that traditionally had been mostly concentrated in the finance world.

Most importantly, Police Commissioner Tisch and the NYPD are to be commended for their efforts that accelerated starting 2 years ago as New York City experiences historic lows in key violent crime categories, including shootings and murders, recording the safest first 7 months in its history through July 2026. These are the headlines we love!

We still have far too many homeless people that tragically appear abandoned while we curiously spend over \$80,000 per person: where is the money going? We desperately need more affordable housing options with a need to build lots and revise policies that prevent growing this inventory fast. Thankfully there are signs of hope in this area.

Affordability for too many remains a big driver of despair, anger and division, with politicians all too keen to fuel this without offering real, longterm, pragmatic solutions that are not simply short term band-aids that buy likes and votes..

Did You Know?

01

The first U.S. pizzeria opened in New York City in 1895.
Today there are roughly 1,800-2,000!

02

NELLO - the famous Upper East Side hotspot - is opening now in MIDTOWN55th Street between 5th and 6th Avenues. Neighbor to Alain Ducasse's Benoit....



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



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

AUGUST 2026 SIGNED CONTRACT ACTIVITY



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

MANHATTAN	269	BROOKLYN	244	COMBINED	-28%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	244	BROOKLYN	231	COMBINED	-31.8%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	74	BROOKLYN	21	COMBINED	-24%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	37	BROOKLYN	7	COMBINED	-42%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	14	BROOKLYN	0	COMBINED	-17.6%
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Insights:

Signed contract volume was down compared to July. It was down over 22% compared to 2025. Is this a longterm trend fueled by rising interest rates, or a market concerned about the City/State political messaging towards 'the rich'? Either way, reduced transaction volume = reduced transaction tax collections. Hopefully we see an improvement in September....we have seen an uptick.

LUXEfind

NEKO HEALTH is coming to Soho.....this ultra advanced longevity/wellness clinic is the first in the US offering these services at more affordable prices including an affordable (\$499), non-invasive and radiation-free scan that captures data on cardiovascular, metabolic and other bodily functions in just 60 minutes, followed by a physician's review.





33 Park Row, PH - TriDi

4 BEDS | 4+ BATHS | \$13,485,000

Penthouse One - the pinnacle penthouse - at N°33 Park Row presents an extraordinary four-bedroom, four-and-two-half bathroom duplex layout spanning 3,534 square feet, with two private elevator landings and breathtaking 15-foot ceilings perched atop the only residential property in New York City designed by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners. This striking tower joins RSH's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.



N°33 PARK ROW

The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0278

Residence 16A features three bedrooms, three-and-a-half bathrooms, gracious proportions of 2,183 SqFt, and a private elevator vestibule. The interiors feature stunning 11-foot-high ceilings and wall-to-wall, floor-to-ceiling windows overlooking City Hall Park. It is a remarkable and delightful pairing directly from the minds of Rogers Stirk Harbour + Partners. Living and entertaining spaces in N°33 Park Row's residences highlight unobstructed, forever-preserved views over City Hall Park, along with the uniquely beautiful qualities of northern light.

33 PARK ROW, 16A

3 BEDS | 3.5 BATHS | \$5,325,000



25 Grace Court, Brooklyn Heights

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

Rare 30ft wide mansion scale townhouse



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.

The complete offering terms are in an offering plan amendment available from Successor Sponsor. File No. Cd17-0021. Equal Housing Opportunity.



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.

The complete offering terms are in an offering plan amendment available from Successor Sponsor. File No. Cd17-0021. Equal Housing Opportunity.



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. (Virtually staged image)

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.



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



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



COMPASS



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

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