LUXURYLETTER
VOLUME 267
NOVEMBER 2026

THE LEONARD STEINBERG TEAM



NEW! Classic TriBeCa Loft with 13ft ceilings

58 WALKER STREET | $4,000,000

Conveniently positioned in the heart of Tribeca, yet easily accessible to SoHo, this classic, designer 3-bedroom, 2-bathroom condominium loft radiates warmth and industrial chic, surrounded by some of Tribeca's most inspiring art galleries in the Tribeca Arts District.

The GREAT (Real) FALL Market Re-Awakening

When many keep repeating the same (false) narrative that the FALL MARKET starts the day after Labor Day, again this year this theory was proven to be wrong. Miraculously, Fall starts near the END of September, and hence so too the NEW YORK FALL REAL ESTATE MARKET. How can we be certain? the DATA shows a dramatic uptick in signed contract volume in October compared to September.

Another false narrative? DAYS ON MARKET. Some are trying to convince you - and themselves - that this accurate metric is critical when displaying home listings. No other product sold on earth demands 'days on market' displayed boldly, anywhere. I actually believe evaluating days on market is sometimes valuable, but that should be done via careful due diligence, not some number on a listing that is often fictitious. How do I know this, for certain? Too many buyers use DOM as their guiding force around valuation. This month, a condo sold in a new building with ZERO days on the market. That number will be included in averages and medians. And many so-called experts will repeat these figures as gospel and others will repeat them more so that even a.i. will inform you of these data points.... making them misleading at best. Many home searches are (unknowingly) automatically sorted by DOM, somehow placing a stigma on those that are not brand new? So why broadcast a fictitious number? How many days on market was the property while the seller reached out to neighbors, friends, colleagues? Was it being 'discussed' while it was being staged, painted, repaired? Was it listed a few months before, but that does not show in that magical number? Accuracy in numbers is critical and best evaluated in due diligence. A price drop or extended days on market happens for multiple reasons, not just because the property is 'bad'. That is a false narrative that must end ASAP.

Not unlike so many other false narratives repeated on Tik-Tok-University?

Did You Know?

01

Is a new Maybourne Hotel - think Claridges, London - coming to Madison Avenue? We'll keep you posted....

02

Surging Wall Street tax revenues are already actively rescuing the New York City and State budgets for fiscal year 2027...aaah, we love capitalism when we need the tax revenues....



778 PARK AVENUE 4-5 Beds | 4+ Baths | $25,000,000 | UPPER EAST SIDE

Extraordinary scale and proportions define this full floor apartment in one of Rosario Candela's masterpieces, 778 Park Avenue.

With exposures in four directions, four fireplaces, master-craftsman millworker and so much more, nothing compares to the scale, volume and superb layout of this remarkable home, expertly designed and finished to world-class standards befitting of this prestigious address. This building offers the very highest level of service and security, including a recently completed large fitness facility with natural light. This floor also boasts unique windows that extend close to the floor with Juliette style "balconies".

Monthly Market Insights

OCTOBER 2026 SIGNED CONTRACT ACTIVITY

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

MANHATTAN	368	BROOKLYN	286	COMBINED	+24.5%

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

MANHATTAN	392	BROOKLYN	294	COMBINED	+54%

centerLUXE *(properties priced $3-5 million)*

MANHATTAN	101	BROOKLYN	37	COMBINED	+44%

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

MANHATTAN	67	BROOKLYN	17	COMBINED	+53%

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

MANHATTAN	30	BROOKLYN	2	COMBINED	-220%

Insights:

As predicted last month, signed contract volume was notably higher this month, and even higher than a year ago in areas. The NEW YORK REAL ESTATE FALL MARKET has officially begun and the volume of showings and offer flying around right now suggest we should all fasten our safety belts!

LUXEfind



At last, a really great dining option near Lincoln Center: Brasserie Boulud has arrived!



277 Fifth Ave, NOMAD

3 BEDS | 3.5 BATHS | $9,990,000

Be prepared to be wowed: this brand new, magical penthouse-style Fifth Avenue 3-bedroom apartment in the sky with a private loggia terrace features exceptional double-height ceilings and Tri-State views that take your breath away in three directions: South, East, and North.

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.



277 Fifth Ave, NOMAD

4 BEDS | 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.



60 West 20th Street, Flatiron

3 BEDS | 2.5 BATHS | $9,495,000

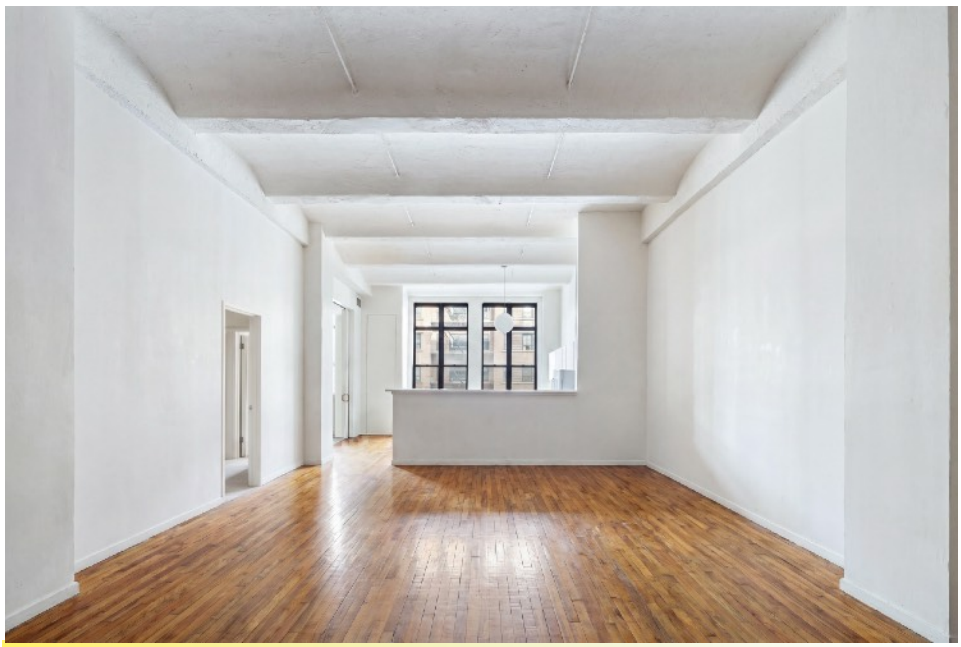
Pristine Penthouse with 3,000sf garden roof terrace



53 East 67th Street, Upper East Side

8 BEDS | 10 BATHS | $8,750,000

Exceptional opportunity for investors or single family conversion.



Large Prime Chelsea Corner Loft

Bring your designer/architect to create a masterpiece in this dreamy south west corner loft with spectacular ceiling heights. Virtually Staged.

166 WEST 15TH STREET, CHELSEA

3 BEDS | 2-2.5 BATHS | $2,995,000



221 West 21st Street, Chelsea - 1 Beds , 1 Baths - $997,500

Renovated home with a private garden and wood burning fireplace.



305 West 86th Street, UWS - 2 Beds , 2 Baths - $1,350,000

Renovated home with a private garden and wood burning fireplace.



451 Broome Street, SOHO - 2 Beds , 2 Baths -$4,000,000

Authentic Corner Loft



123 East 75th Street, UES - 1 Bed , 1 Bath -$950,000

A corner 1-bedroom in a doorman building on a prime block close to everything! (Virtually staged image)



27 Wooster | SOHO 2-4 Beds | $30,000,000

Extraordinary T-shaped duplex penthouse with big views and a pool.



27 Wooster St, SOHO - 3 Beds , 3.5 Baths -$6,950,000

Perfectly scaled corner home by Thomas Juul-Hansen



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 RSHP'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.



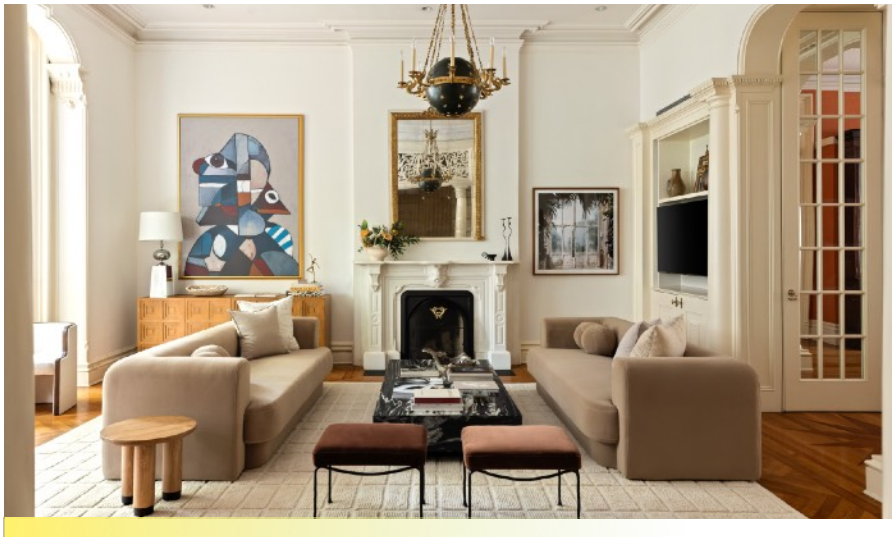
N°33
PARK ROW

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



Significant 30-ft wide home

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.

25 GRACE CT, BROOKLYN HEIGHTS
6-7 BEDS | 4.5 BATHS | $13,500,000


LEONARD


AMY


CALLI


NIKLAS


LOIS


AIMEE


BRETT


MANNY


NEIL


AREN


LEILA


DYLAN


MICHAEL

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