

NEW YORK

NYC's top deals: SK Development, Madison Realty sell duplex penthouse in Soho for \$20M

TRD reports top transactions for Monday, April 27, 2026



SK Development's Scott Schney and Madison Realty Capital's Josh Zegan with 82 Thompson Street (Google Maps)

There were 214 transactions totaling \$405 million filed in New York City records from 4 p.m. on Friday, April 24 through 4 p.m. on Monday, April 27.

Commercial: The top commercial sale logged in property records was in Staten Island, where Centers Health Care Nursing and Rehabilitation offloaded a nursing home facility and parking lot at **91 Tompkins Avenue** for \$82 million. The sale was part of **Chuny Herzka's Emerald Group's** acquisition of **Daryl Hagler's Centers Healthcare** portfolio for **\$1.7 billion**. The four-story building spans about 129,000 square feet.

Residential: Soho recorded the top home sale in the Big Apple, with the sale of a 5,400-square-foot penthouse at **82 Thompson Street**, which was developed by **SK Development** and **Madison Realty Capital**. The buyer of the duplex, **Moscone BB LLC**, paid \$19.8 million for it. The transaction breaks down to roughly \$3,700 per square foot. The unit has seven bedrooms, six and a half bathrooms and 1,000 square feet of a wraparound terrace. The sale is almost \$10 million off its original sale price from more than a year ago, \$29.5 million. **Catherine Juracich** and **Tom Ventura** with Corcoran had the listing.

Residential: In Soho, **Stephen J. King** parted with a condo at **158 Mercer Street** for \$9.7 million. The buyer was an LLC named after the unit's address. King purchased the pad, which spans about 4,200 square feet and has three bedrooms and three bathrooms, in 2015 for about \$9.8 million. King put it on the market in January, seeking \$10 million for the condo. Compass' **Shawn Williams** and **Leonard Steinberg** had the listing.

Residential: Financier **William Priest** and retired attorney **Katherine Bristor** sold a co-op at **2 East 70th Street** in Lenox Hill for \$13.8 million to **Juan Carlos Botero** and **Maritza Carbonell**. The transaction appears to have been off market, and the unit had not sold for at least three decades, according to city records.

Commercial: An LLC tied to **Yosef Arakanchi** purchased a Midtown office building at **28 West 36th Street** for \$15.7 million. The seller was an LLC tied to **Aron Rosenberg**. The transaction occurred amid a bankruptcy case, and the building had previously not sold for decades. It stands 12 stories tall and spans about 58,200 square feet.

Commercial: In Park Slope, a four-family home at **462 Fifth Street** traded for \$6 million. The seller was **Alexandra Caleo**, who purchased the property in 2006 for \$1.8 million. The buyer in the latest sale was a trust tied to **Matthew Toback**. The building spans about 3,800 square feet. The sale works out to roughly \$1,600 per square foot.

By the Numbers: **NYC's high-end buyers keep leverage despite sales boom.**

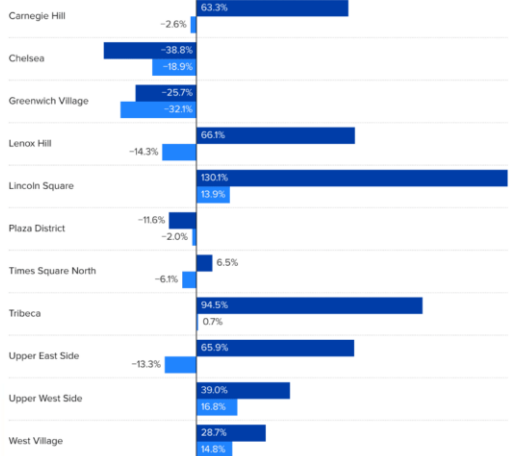
An influx of **Wall Street money** fueled a surge in ultra-luxury home sales in 2025, as buyers maintained the upper hand and pushed median prices lower.

In 2025, there were 355 sales of homes valued over \$10 million, a 43 percent increase from the year before, according to an analysis by *The Real Deal* of deeds recorded with the city. However, the median sale price of these properties came in at \$14.3 million, down 9 percent year over year.

"It's definitely cranking," said Frances Katzen, a broker with Douglas Elliman.

For \$10M+ resi hotspots, prices are down — but not volume

Deal Volume Change, 2024-2025 | Median Price Change, \$10M+ Deals, 2024-2025



TRD Data analysis of home sales valued at least \$10 million, in neighborhoods with at least five deals in 2024 and 2025. Median values are for the \$10 million price group only, not the entire neighborhood. Neighborhood bounds determined by Google Geocoding API.

Chart: Joseph Jungermann, Mary Diduch • Source: TRD Data