

March 26, 2018



**By Ariel Ramchandani**

While 2018 has begun on a higher note, Manhattan had the lowest sales volume in six years in the fourth quarter of 2017, as buyers and sellers waited to see what the results of the new U.S. tax bill would be, according to a report from [Douglas Elliman](#).

The average sale price dipped below \$2 million for the first time in seven quarters, as a large inventory of new developments continued to be sold off.

The average sales price for Manhattan luxury was \$7,580,185, down 6.3% from the last quarter and down over 20% year on year.

Across the river, Brooklyn performed the best of the five boroughs. The average price in Brooklyn was \$948,706, down 3.4% from the last quarter.

The average sales price for Brooklyn luxury was \$2,787,519, down 3.6% from the last quarter. There was a slight increase in sales, and inventory reached a record low in Brooklyn.

Now, spring marks the launch of exciting new developments, designed by “starchitects” such as David Adjaye, Robert A.M. Stern and Richard Meier, and featuring unique luxury amenities such as IMAX theaters, personal trainers and private workspaces.

# Manhattan



15 Jay Street, Tribeca

## 15 Jay Street, Tribeca

The five condominiums at 15 Jay Street feature three distinct layouts: duplexes with recreation rooms, floor-through apartments, and penthouses with outdoor space. The different layouts all have loft-like elements that pay homage to Tribeca's past, with generously proportioned rooms showcasing high ceilings, exposed brick, wooden beams, and large windows. The high-end finishes include kitchen and bathroom cabinets by Henrybuilt, Calacatta marble counters, lighting by Apparatus Studio, and appliances by Sub-Zero, Wolf and Miele.

This building will launch sales in June.

**Number of units:** 5

**Price range:** \$4 million-\$8 million

**Developer:** Jay Hudson

**Apartment sizes:** Duplexes, two-bedroom, two-bathrooms, and a penthouse duplex

**Amenities:** Lobby, keyed elevator, virtual doorman, package room, bicycle and private storage, video intercom.



130 William, 130 William St., Financial District

### **130 William, 130 William St., Financial District**

One of the most anticipated launches this spring is this project in the Financial District, the first condominium project by David Adjaye in New York, designed by West Hill Architects.

The 61-story building is on one of the city's oldest streets and features the masonry architecture distinct to the city, combined with Mr. Adjaye's signature lines and textures, manifested in a series of arched windows, and a facade of cast concrete and bronze. The project launches in May.

**Number of units:** 244

**Price range:** Studio pricing starts at just under \$1 million

**Developer/Architect:** Lightstone Group/Hill West Architects, Adjaye Associates

**Apartment sizes:** Studios to five bedrooms



**Amenities:** IMAX theater, pool, spa and lounge, basketball court, gym with cardio room and yoga room, a lounge, golf simulator, playroom, and rooftop cabanas

**Website:** [130william.com](http://130william.com)



90 Morton, 90 Morton St., SoHo

### **90 Morton, 90 Morton St., SoHo**

This 35-unit condominium is in western SoHo, near the Hudson River, SoHo's shops and restaurants and Greenwich Village. The building features large casement windows, including in the ground-floor gym.

Another bright spot is the 2,758-square-foot rooftop, which has a full outdoor kitchen, barbecue, powder room and fireplace.

Sales will launch in April.

**Number of units:** 35

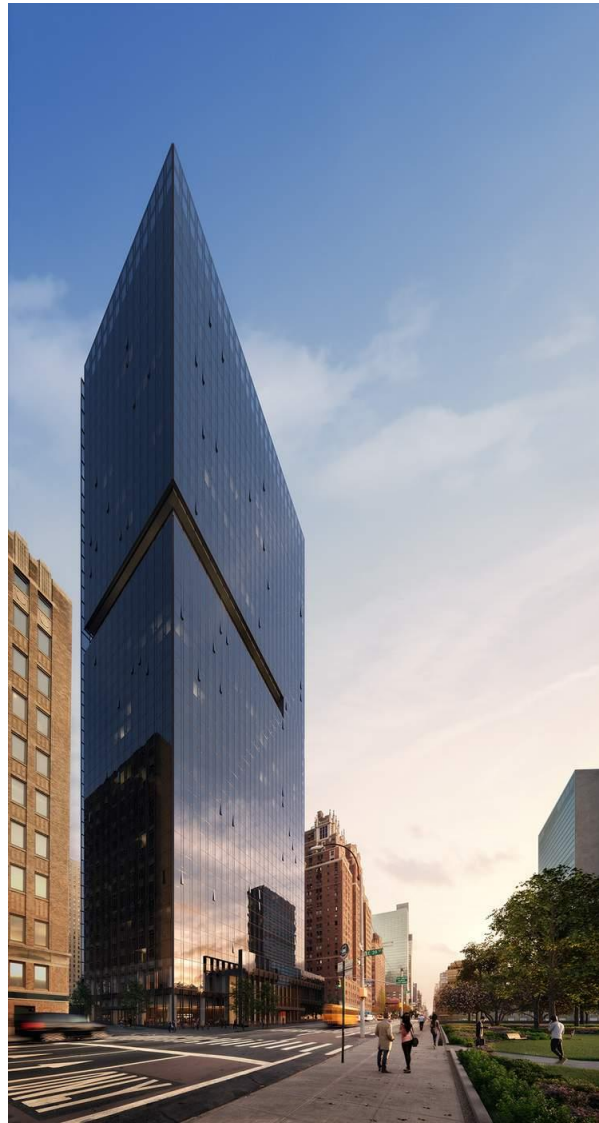
**Price range:** Starting at \$5.3 million

**Developer/Architect:** Brack Capital Real Estate/Gottesman-Szmelcman

**Apartment sizes:** Not yet announced

**Amenities:** Common rooftop with full outdoor kitchen, barbecue, powder room and outdoor gas fireplace; 24-hour attended lobby; virtual concierge; a resident's library; children's playroom; cold storage; 64' pool with direct access; changing rooms; saunas; lockers and showers

**Website:** [90mortonst.com](http://90mortonst.com)



685 First Avenue, Murray Hill

## 685 First Avenue, Murray Hill

This Richard Meier-designed tower is expected to launch this spring in Murray Hill. Overlooking the East River, the project features a unique reflective and angular design with floor-to-ceiling windows.

The apartments inside are double height, with abundant natural light as a result. The tower's 148 one- to four--bedroom residences are served by a 70-foot lap pool with river views, a sauna, steam room, and fitness center with studio for personal training. There's also a children's play room and a lounge with billiards.

**Number of units:** 148

**Price range:** Starting at \$1.495 million for a one bedroom, two bedrooms from \$2.875 million, three bedrooms from \$4.86 million and four bedrooms from \$8.1 million

**Developer/Architect:** Solow Building Company/Richard Meier & Partners Architects

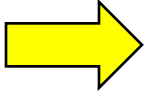
**Apartment sizes:** One- to four-bedroom units

**Amenities:** 70-foot lap pool, sauna, steam room, and fitness center with studio for personal training, children's play room and a lounge with billiards

**Website:** [richardmeier.com](http://richardmeier.com)



108 Leonard, 108 Leonard St., Tribeca



## **108 Leonard, 108 Leonard St., Tribeca**

This building by SLCE Architects—with interiors by Jeffrey Beers—offers over 150 one- to four-bedroom residences, ranging in price from \$1.5 million to over \$20 million, in a McKim, Mead and White landmarked building.

Behind the soaring arched windows and elegantly restored historic details are a wealth of amenities, including a separate car reception with valet and private parking, a 75-foot glass tiled lap pool and more. Other common space amenities include a lounge with gas fireplace, roof deck with space for entertaining, water feature and reflecting pool, a chef's kitchen with wine cellar, a billiards room, screening room and bicycle storage.

Sales launched in February.

**Number of units:** Over 150

**Price range:** \$1.5 million to over \$20 million

**Developer/Architect:** Sponsored by C3GB LLC with development managed by Elad Group/SLCE

**Apartment sizes:** One to four bedrooms

**Amenities:** Car reception with valet and private parking, a double-height historic lobby, fitness center, spa with a 75-foot glass tiled lap pool, sauna and steam room, lounge with gas fireplace, a roof deck with space for entertaining and water feature and reflecting pool, chef's kitchen with wine cellar, billiards room, screening room and bicycle storage.

**Website:** [108leonard.com](http://108leonard.com)





The Belnord, 225 West 86th St., Upper West Side

### **The Belnord, 225 West 86th St., Upper West Side**

Architect Robert A.M. Stern has designed the transformation of this 1908 landmarked building, originally created by famous New York Beaux Arts architectural firm Hiss and Weekes.

This 14-story, 80-unit condo conversion spans a whole city block and features a landscaped garden and porte-cochere. Robert A.M. Stern is responsible for 15 Central Park West, one of the most sought-after buildings in the city.

Sales will launch in April.



**Number of units:** 80

**Price range:** To be announced

**Developer/Architect:** HFZ Capital Group/Robert A.M. Stern Architects

**Apartment sizes:** One to five bedrooms

**Amenities:** Landscaped garden, porte-cochere

**Website:** [thebelnord.com](http://thebelnord.com)



The Eleventh, 76 11th Avenue, Chelsea

### **The Eleventh, 76 11th Avenue, Chelsea**

The Eleventh is made up of two towers on the Highline Park and will take up a full city block. One of its towers will contain the first-ever American hotel and spa by Six Senses, a five-star eco resort company.

The 240 condo units will have access to the luxury services and amenities from the resort, including holistic personalized wellness programs.

It is also the first condominium and hotel by Bjarke Ingels Group, the Copenhagen and New York based architecture firm.

Sales launch this spring.

**Number of units:** The West Tower has 149 residences, the East Tower has 87 residences

**Price range:** Not available yet

**Developer/Architect:** HFZ Capital/Bjarke Ingels Group

**Apartment sizes:** One- to four-bedrooms units

**Amenities:** Private residential amenities and access to the amenities of the five-star hotel by Six Senses

**Website:** [thexi.com](https://thexi.com)



40 Bleeker, 40 Bleeker St., NoHo

### 40 Bleeker, 40 Bleeker St., NoHo

This project marks the first ground-up project for Ryan Korban, an AD100 designer who's popular with celebrities. The 61-residence building offers one- to five-bedroom units, including six penthouses which feature outdoor space by Hollander Design.

The 12-story, round-edge project has a high fashion feel, as a result of Mr. Korban's experience designing luxury apparel stores such as Balenciaga, and the homes of models and celebrities such as James Franco and Kanye West.

Sales launched in March.

**Number of units:** 61

**Price range:** Starting at \$2 million, to \$10,185,000 for a four-bedroom, 4.5-bathroom penthouse with a 234-square-foot private terrace landscaped by Hollander.

**Developer/Architect:** Broad Street Development/Rawlings Architects

**Apartment sizes:** One- to five-bedroom units including penthouses with outdoor space

**Amenities:** A 58-foot swimming pool, workout room with stretching studio, concierge, live-in superintendent, limited parking and bicycle storage.

**Website:** [40bleecker.com](http://40bleecker.com)



30 Warren, 30 Warren St., Tribeca

**30 Warren, 30 Warren St., Tribeca**



This month sees the launch of this 23-unit, 12-story high design condominium. The interiors and exteriors are created by Post-Office Architectes, disciples of the famous Jean Nouvel.

The units, which range in size from one to three bedrooms, offer multiple exposures via massive windows in the uniquely designed structure. The tower has a terraced facade with one side completely made of glass. The amenities are plentiful for a building of this size and include a fitness center, bicycle storage, children's playroom, laundry room and a part-time doorman.

**Number of units:** 23

**Price range:** Starting at \$2 million

**Developer/Architect:** Cape Advisors/Post-Office Architectes

**Apartment sizes:** One to three bedrooms

**Amenities:** Fitness center, children's playroom, bicycle storage, laundry room, and part-time doorman

**Website:** [30warren.com](http://30warren.com)



350 West 71, 350 West 71st St., Upper West Side

### **350 West 71, 350 West 71st St., Upper West Side**

This project, launching in the spring, on the Upper West Side is located on a cozy street filled with townhouses. The 38 homes were created by combining two different buildings behind a perfectly preserved facade.

Seven of the units have their own outdoor spaces.

**Number of units:** 38

**Price range:** \$1.725 million for a two-bedroom

**Developer/Architect:** DNA Development/DXA Studio

**Apartment sizes:** Two to four bedrooms

**Amenities:** 24-hour attended lobby, library, fitness center, children's playroom, bicycle storage, and landscaped roof terrace with entertaining space and grill.

**Website:** [350w71.com](http://350w71.com)



Element 88, 88 Withers St., Williamsburg

**Element 88, 88 Withers St., Williamsburg**



The unique stacked design of this Williamsburg tower is notable. It contains one-, two- and three-bedroom homes with open layouts and 12-foot ceilings.

The interiors have smart thermostats, professional appliances and designer fixtures and herringbone floors.

Perhaps the most unique amenity is the set of spacious cellar worksuites—complete with herringbone tile, WiFi, outlets and air conditioning—which can be used as home office space, studio space, or as wine storage.

The building will launch sales in April.

**Number of units:** 33

**Price range:** \$795,025 to \$2,232,000

**Developers:** Rybak & BK Developers

**Apartment sizes:** One-, two- and three-bedroom homes

**Amenities:** Work suites, lobby with 22-foot ceilings and a virtual doorman, reception and package delivery, storage, an indoor/outdoor 6,000-square-foot park, and a fitness center with cardio and strength training.

**Website:** [element88.com](http://element88.com)



Quay Tower, Pier 6, Brooklyn Heights

**Quay Tower, Pier 6, Brooklyn Heights**



This 28-story tower's location on Pier 6 in Brooklyn Bridge Park gives it open views of Manhattan and the East River. The project will contain 126 two- to five-bedroom homes. A rarity in New York, the building has windows in the kitchen and the master bathrooms.

The warm interiors are influenced by the park and the historic Brooklyn Heights neighborhood, and offer privacy as well as light. There will be indoor and outdoor amenities in this project, which launches this spring, as well as access to the park, with its myriad activities.

**Number of units:** 126

**Price range:** Two bedrooms from \$1.9 million

**Developer/Architect:** RAL Companies and Oliver's Realty Group and Vanke US/Eran Chen of ODA Architecture

**Apartment sizes:** Two to five bedrooms

**Amenities:** Indoor and outdoor amenities, park access

**Website:** [quaytowerbk.com](http://quaytowerbk.com)



539 Fourth, 539 4th St., Park Slope

### 539 Fourth, 539 4th St., Park Slope

This landmarked building in the Park Slope Historic District was designed in 1905 by

Brooklyn architect Thomas Bennett. Now, over 100 years later, it has gotten a full redo.

Behind the meticulously preserved facade are modern three-bedroom condos with outdoor space. In addition to a marble lobby, the building, launching this month, offers a children's playroom, storage and bike storage.

**Number of units:** 8

**Price range:** \$1.749 million to \$2.25 million

**Developer/Architect:** RedBrick Capital/Moulin & Associates

**Apartment sizes:** Three bedrooms, including two duplexes

**Amenities:** Playroom, storage, bike storage

**Website:** [539fourthst.com](https://539fourthst.com)

<https://mansion.global/2DUK6z5>