

Manhattan, Brooklyn Welcome New Towers, Boutique Buildings

Amenities abound in these soon-to-open residences

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.



90 Morton, 90 Morton St., West Village

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This 35-unit condominium is in western West Village, 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 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 (conceptual)

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