

# Manhattan

## New Development Activity Update

### First Quarter 2023

## The Rockwell



# What's New



## 14 Second Avenue

## Developments that launched in Q1 2023

ADDRESS	NAME	# OF UNITS	WEBSITE
Flatiron 142	142 West 19th Street	7	<a href="#">Visit Website</a>
133 East 73rd Street	133 East 73rd Street	4	<a href="#">Visit Website</a>
2688 Broadway	Rockwell Condominium	81	<a href="#">Visit Website</a>
14 Second Avenue	14 Second Avenue	10	<a href="#">Visit Website</a>
75 First Avenue	75 First Avenue	22	<a href="#">Visit Website</a>
325 North End Avenue	Tribeca Green	273	<a href="#">Visit Website</a>

Projects in bold represent Brown Harris Stevens Development Marketing projects.



# Manhattan

## New Developments Currently Selling

*Pages 5 to 20*

NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	CONTRACTS	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% IN CONTRACT	% CLOSED	WEBSITE
Chelsea	101 West 14th Street	101 West 14th Street	44	1	3	40	\$3,131	\$2,969	7%	2%	<a href="#">Visit Website</a>
Chelsea	124 West 16th Street	124 West 16th Street	15	11	0	4	-	\$2,310	0%	73%	<a href="#">Visit Website</a>
Chelsea	128 West 23rd Street	The Graydon	30	14	15	1	\$2,254	\$2,029	50%	47%	N/A
Chelsea	142 West 19th Street	142 Flatiron	7	0	0	7	\$1,896	-	0%	0%	<a href="#">Visit Website</a>
Chelsea	215 West 28th Street	Maverick	87	48	6	33	\$2,548	\$2,132	7%	55%	<a href="#">Visit Website</a>
Chelsea	246 West 16th Street	246 West 16th Street	7	4	0	3	-	\$2,468	0%	57%	N/A
Chelsea	251 West 14th Street	The Elisa	25	0	0	25	\$2,211	-	0%	0%	<a href="#">Visit Website</a>
Chelsea	327 West 22nd Street	327 West 22nd Street	8	1	1	6	-	\$2,093	13%	13%	<a href="#">Visit Website</a>
Chelsea	39 West 23rd Street	Flatiron House	44	10	6	28	\$3,087	\$2,127	14%	23%	<a href="#">Visit Website</a>
Chelsea	500 West 18th Street	One High Line	236	0	0	236	\$3,566	-	0%	0%	<a href="#">Visit Website</a>
Chelsea	514 West 24th Street	The Fitzroy	14	12	2	0	-	\$2,247	14%	86%	<a href="#">Visit Website</a>
Chelsea	515 West 18th Street	Lantern House	181	116	27	38	\$3,104	\$2,558	15%	64%	<a href="#">Visit Website</a>
Chelsea	515 West 29th Street	Five One Five	15	11	2	2	\$2,120	\$2,100	13%	73%	<a href="#">Visit Website</a>
Chelsea	520 West 28th Street	520 West 28th	40	34	3	3	\$3,053	\$2,763	8%	85%	<a href="#">Visit Website</a>
Chelsea	522 West 29th Street	Soori High Line	31	11	2	18	\$3,460	\$2,465	6%		<a href="#">Visit Website</a>
Chelsea	527 West 27th Street	Jardim	36	31	2	3	\$4,065	\$2,285	6%	86%	<a href="#">Visit Website</a>

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Chelsea	540 Sixth Avenue	Forena	50	48	0	2	\$3,409	\$2,341	0%	96%	<a href="#">Visit Website</a>
Chelsea	550 West 29th Street	550 West 29th Street	19	16	2	1	-	\$1,792	11%	84%	<a href="#">Visit Website</a>
Chelsea	555 West 22nd Street	The Cortland	144	42	20	82	\$3,495	\$3,101	14%	29%	<a href="#">Visit Website</a>
Gramercy	121 East 22nd Street	121 East 22nd	140	122	1	17	\$2,160	\$2,102	1%	87%	<a href="#">Visit Website</a>
Gramercy	139 East 23rd Street	Gramercy North	14	7	1	6	\$2,352	\$2,011	7%	50%	<a href="#">Visit Website</a>
Gramercy	150 East 23rd Street	Celeste Gramercy	51	35	5	11	\$3,598	\$1,884	10%	69%	<a href="#">Visit Website</a>
Gramercy	215 East 19th Street	The Tower at Gramercy Square	130	80	10	40	\$2,349	\$2,098	8%	52%	<a href="#">Visit Website</a>
Gramercy	225 East 19th Street	The Prewar At Gramercy Square	48	37	1	10	-	\$2,068	2%	77%	<a href="#">Visit Website</a>
Gramercy	230 East 20th Street	The Modern At Gramercy Square	37	26	0	11	\$2,235	\$1,985	0%	70%	<a href="#">Visit Website</a>
Gramercy	250 East 21st Street	The Edison Gramercy	54	41	4	9	\$2,698	2203	7%	76%	<a href="#">Visit Website</a>
Kips Bay	128 East 28th Street	128 East 28th Street	11	4	0	7	\$1,974	\$1,954	0%	36%	<a href="#">Visit Website</a>
Kips Bay	181 East 28th Street	Hillrose 28	43	31	0	12	\$2,530	\$2,112	0%	72%	<a href="#">Visit Website</a>
<b>Kips Bay</b>	<b>368 Third Avenue</b>	<b>VU New York</b>	<b>100</b>	<b>65</b>	<b>3</b>	<b>32</b>	<b>\$2,444</b>	<b>\$2,114</b>	<b>3%</b>	<b>65%</b>	<a href="#">Visit Website</a>
Kips Bay	501 Third Avenue	Eastlight	144	26	7	111	\$2,630	\$1,683	5%	18%	<a href="#">Visit Website</a>
Nomad	15 East 30th Street	Madison House	199	149	21	29	\$3,561	\$2,422	11%	75%	<a href="#">Visit Website</a>
Nomad	165 Lexington Avenue	The Lexi	43	17	3	23	\$1,992	\$1,797	7%	40%	<a href="#">Visit Website</a>

Projects in bold represent Brown Harris Stevens Development Marketing projects.  
 Projects in italics represent projects where the sponsor is not publicly reporting contracts.

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Nomad	30 East 29th Street	Rose Hill	123	86	3	34	\$3,069	\$2,568	2%	70%	<a href="#">Visit Website</a>
Nomad	30 East 31st Street	30 East 31st Street	42	25	6	11	\$2,071	\$1,558	14%	60%	<a href="#">Visit Website</a>

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<b>Midtown East</b>	<b>100 East 53rd Street</b>	<b>Selene</b>	<b>94</b>	<b>39</b>	<b>5</b>	<b>50</b>	<b>\$2,142</b>	<b>\$2,197</b>	<b>41%</b>	<b>5%</b>	<a href="#">Visit Website</a>
Midtown East	200 East 59th Street	---	68	21	2	45	\$3,190	\$2,280	31%	3%	<a href="#">Visit Website</a>
Midtown East	303 Park Avenue	Waldorf Towers	352	0	0	352	\$4,224	-	0%	0%	<a href="#">Visit Website</a>
Midtown East	430 East 58th Street	Sutton Tower	119	0	0	119	-	-	0%	0%	<a href="#">Visit Website</a>
Midtown East	685 Fifth Avenue	Mandarin Oriental Residences	69	0	0	69	-	-	0%	0%	<a href="#">Visit Website</a>
Midtown East	730 Fifth Avenue	Aman NY Residences	22	4	0	18	-	\$8,638	18%	0%	<a href="#">Visit Website</a>
Murray Hill	308 East 38th Street	The Vantage	94	62	1	31	\$1,253	\$1,238	66%	1%	<a href="#">Visit Website</a>
Murray Hill	591 Third Avenue	The Lindley	74	67	1	6	-	\$1,841	91%	1%	N/A
Murray Hill	695 First Avenue	One United Nations Park	148	98	6	44	\$1,979	\$1,718	66%	4%	<a href="#">Visit Website</a>
Turtle Bay	138 East 50th Street	The Centrale Condo	124	59	8	57	\$2,923	\$2,096	48%	6%	<a href="#">Visit Website</a>

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Billionaire's Row	111 West 57th Street	Steinway Tower	60	14	1	45	\$5,471	\$4,942	23%	2%	<a href="#">Visit Website</a>
Billionaire's Row	217 West 57th Street	Central Park Tower	179	76	3	100	\$9,325	\$5,021	42%	2%	<a href="#">Visit Website</a>
Billionaire's Row	220 Central Park South	220 CPS	117	107	0	10	-	\$8,326	91%	0%	N/A
Billionaire's Row	53 West 53rd Street	53W53	169	59	7	103	\$5,292	\$2,872	35%	4%	<a href="#">Visit Website</a>
Hudson Yards	15 Hudson Yards	Fifteen Hudson Yards	285	234	11	40	\$3,849	\$2,871	82%	4%	<a href="#">Visit Website</a>
Hudson Yards	35 Hudson Yards	35 Hudson Yards	136	65	6	65	\$3,164	\$2,611	48%	4%	<a href="#">Visit Website</a>
<i>Midtown West</i>	<i>111 West 56th Street</i>	<i>One11 Residences</i>	99	0	0	99	\$2,629	-	0%	0%	<a href="#">Visit Website</a>
Hell's Kitchen	460 West 42nd Street	Manhattan View At Mima	147	55	2	90	\$2,798	\$2,643	37%	1%	<a href="#">Visit Website</a>
Hell's Kitchen	500 West 45th Street	Bloom On Forty Fifth	92	23	5	64	\$1,752	\$1,725	25%	5%	<a href="#">Visit Website</a>
Hell's Kitchen	505 West 43rd Street	Charlie West	123	49	16	58	\$1,715	\$1,791	40%	13%	<a href="#">Visit Website</a>
Hell's Kitchen	547 West 47th Street	The West	222	49	7	166	\$1,925	\$1,823	22%	3%	<a href="#">Visit Website</a>
Hell's Kitchen	611 West 56th Street	611 West 56th Street	80	14	13	53	\$2,296	\$1,835	18%	16%	<a href="#">Visit Website</a>

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Civic Center	108 Leonard Street	108 Leonard	152	106	7	39	\$2,677	\$2,154	70%	5%	<a href="#">Visit Website</a>
Civic Center	49 Chambers Street	49 Chambers Street	99	82	7	10	\$1,604	\$1,678	83%	7%	<a href="#">Visit Website</a>
East Village	101 East 2nd Street	The 101	22	16	6	0	-	\$2,002	73%	27%	<a href="#">Visit Website</a>
East Village	118 East 1st Street	118EFirst	4	0	1	3	\$1,603	-	0%	25%	<a href="#">Visit Website</a>
East Village	14 Second Avenue	14 Second Avenue	10	0	3	7	\$2,179	-	0%	30%	<a href="#">Visit Website</a>
East Village	238 East 3rd Street	Novum East Village	20	0	1	19	\$1,741	-	0%	5%	<a href="#">Visit Website</a>
East Village	253 East 7th Street	253 East 7th Street	8	5	0	3	\$1,761	\$1,636	63%	0%	N/A
East Village	298 East 2nd Street	Houston House	7	3	1	3	\$1,483	\$1,297	43%	14%	<a href="#">Visit Website</a>
East Village	32 East 1st Street	32 East 1st Street	31	29	1	1	\$2,893	\$2,546	94%	3%	<a href="#">Visit Website</a>
East Village	347 Bowery	Bowery Condominium	6	4	1	1	-	\$2,879	67%	17%	<a href="#">Visit Website</a>
East Village	45 East 7th Street	45 East 7th Street	21	14	5	2	3072	2184	67%	24%	<a href="#">Visit Website</a>
East Village	533 East 12th Street	The Avant	26	7	14	5	\$1,889	\$1,852	27%	54%	N/A
East Village	75 First Avenue	74 First Avenue	22	1	2	19	\$1,992	\$1,640	5%	9%	<a href="#">Visit Website</a>
Financial District	1 Wall Street	1 Wall Street	566	13	39	514	\$2,762	\$1,962	2%	7%	<a href="#">Visit Website</a>
Financial District	130 William Street	130 William Street	244	211	7	26	\$2,504	\$2,128	86%	3%	<a href="#">Visit Website</a>
Financial District	20 River Terrace	The Solaire	289	107	12	170	\$1,711	\$1,517	37%	4%	<a href="#">Visit Website</a>
Financial District	25 Broad Street	The Exchange	308	125	10	173	\$1,249	\$1,144	41%	3%	<a href="#">Visit Website</a>

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Financial District	25 Park Row	25 Park Row	110	104	1	5	\$2,055	\$2,215	95%	1%	<a href="#">Visit Website</a>
Financial District	33 Park Row	No. 33 Park Row	31	9	3	19	\$2,368	\$2,613	29%	10%	<a href="#">Visit Website</a>
Financial District	77 Greenwich Street	Jolie on Greenwich	90	18	11	61	\$2,067	\$1,836	20%	12%	<a href="#">Visit Website</a>
Lower East Side	150 Rivington Street	150 Rivington	45	43	2	0	-	\$2,018	96%	4%	<a href="#">Visit Website</a>
Lower East Side	171 Henry Street	171 Henry Street	20	13	4	3	\$976	\$1,065	65%	20%	<a href="#">Visit Website</a>
Lower East Side	196 Orchard Street	196 Orchard Street	94	76	4	14	\$2,364	\$2,085	81%	4%	<a href="#">Visit Website</a>
Lower East Side	199 Chrystie Street	199 Chrystie Street	14	4	1	9	\$3,689	\$2,176	29%	7%	<a href="#">Visit Website</a>
Lower East Side	202 Broome Street	One Essex Crossing	83	42	16	25	\$2,180	\$2,088	51%	19%	<a href="#">Visit Website</a>
Lower East Side	208 Delancey Street	208 Delancey Street	85	55	20	10	\$1,861	\$1,926	65%	24%	<a href="#">Visit Website</a>
Lower East Side	222 East Broadway	222 East Broadway	70	0	1	69	\$2,762	-	0%	1%	<a href="#">Visit Website</a>
Lower East Side	242 Broome Street	Essex Crossing	55	44	0	11	-	\$2,032	80%	0%	<a href="#">Visit Website</a>
Lower East Side	252 South Street	One Manhattan Square	815	399	53	363	\$2,126	\$2,124	49%	7%	<a href="#">Visit Website</a>
NoHo	22 Bond Street	22 Bond	6	2	0	4	\$3,066	\$3,578	33%	0%	<a href="#">Visit Website</a>
NoHo	40 Bleecker Street	40 Bleecker Street	61	55	4	2	-	\$3,152	90%	7%	<a href="#">Visit Website</a>
NoHo	41 Great Jones Street	41 Great Jones Street	3	1	0	2	\$2,299	\$2,857	33%	0%	<a href="#">Visit Website</a>
Nolita	260 Bowery	260 Bowery	5	4	0	1	-	\$2,009	80%	0%	N/A
SoHo	100 Vandam Street	100 Vandam	73	0	8	65	\$3,058	-	0%	11%	<a href="#">Visit Website</a>

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SoHo	110 Charlton Street	Greenwich West	170	104	10	56	\$2,723	\$2,213	61%	6%	<a href="#">Visit Website</a>
SoHo	219 Hudson Street	219 Hudson Street	14	0	4	10	\$2,463	-	0%	29%	N/A
SoHo	565 Broome Street	565 Broome Soho	115	85	3	27	\$3,379	\$2,883	74%	3%	<a href="#">Visit Website</a>
SoHo	570 Broome Street	570 Broome Street	54	49	1	4	\$2,397	\$2,135	91%	2%	<a href="#">Visit Website</a>
SoHo	77 Charlton Street	77 Charlton Street	161	124	12	25	-	\$2,028	77%	7%	<a href="#">Visit Website</a>
Tribeca	100 Barclay Street	Ralph Walker Tribeca	161	140	3	18	\$2,244	\$2,132	87%	2%	<a href="#">Visit Website</a>
Tribeca	100 Franklin Street	100 Franklin Street	10	1	1	8	\$1,928	\$1,463	10%	10%	<a href="#">Visit Website</a>
Tribeca	108 Chambers Street	108 Chambers Street	8	0	0	8	-	-	0%	0%	<a href="#">Visit Website</a>
Tribeca	111 Murray Street	One Eleven Murray Street	157	152	0	5	\$5,342	\$2,858	97%	0%	<a href="#">Visit Website</a>
Tribeca	19 Park Place	Iris Tribeca	24	0	10	14	\$2,012	-	0%	42%	<a href="#">Visit Website</a>
Tribeca	2 Park Place	Woolworth Building	34	29	0	5	\$4,864	\$2,484	85%	0%	<a href="#">Visit Website</a>
Tribeca	30 Warren Street	30 Warren	23	17	1	5	\$2,196	\$2,194	74%	4%	<a href="#">Visit Website</a>
Tribeca	450 Washington Street	450 Washington	176	0	0	176	-	-	0%	0%	<a href="#">Visit Website</a>
Tribeca	465 Washington Street	465 Washington Street	9	3	4	2	\$2,293	\$1,927	33%	44%	N/A
Tribeca	66 Reade Street	66 Reade Street	6	0	0	6	-	-	0%	0%	<a href="#">Visit Website</a>
Tribeca	67 Franklin Street	Cast Iron House	13	12	0	1	\$3,347	\$2,027	92%	0%	<a href="#">Visit Website</a>
Tribeca	67 Vestry Street	67 Vestry	13	0	13	0	-	-	0%	100%	N/A

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Tribeca	70 Vestry Street	70 Vestry Street	46	30	0	16	-	\$4,458	65%	0%	<a href="#">Visit Website</a>
Tribeca	91 Leonard Street	91 Leonard	111	106	0	5	\$2,604	\$1,888	95%	0%	<a href="#">Visit Website</a>
West Village	111 Leroy Street	111 Leroy Street	13	10	2	1	-	\$2,144	77%	15%	<a href="#">Visit Website</a>
West Village	17 Jane Street	17 Jane Street	7	3	1	3	-	\$4,406	43%	14%	<a href="#">Visit Website</a>
West Village	601 Washington Street	601 Washington Street	10	7	2	1	-	\$2,927	70%	20%	<a href="#">Visit Website</a>
West Village	<i>64 University Place</i>	<i>64 University Place</i>	28	0	21	7	-	-	0%	75%	<a href="#">Visit Website</a>
West Village	90 Morton Street	90 Morton Street	28	27	0	1	\$5,275	\$3,080	96%	0%	<a href="#">Visit Website</a>

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Carnegie Hill	1228 Madison Avenue	1228 Madison Avenue	15	6	0	9	\$3,429	\$3,659	40%	0%	<a href="#">Visit Website</a>
Carnegie Hill	1289 Lexington Avenue	The Hayworth	61	12	6	43	\$2,231	-	20%	10%	<a href="#">Visit Website</a>
Carnegie Hill	1295 Madison Avenue	The Wales	20	3	5	12	\$3,393	-	15%	25%	<a href="#">Visit Website</a>
Carnegie Hill	180 East 88th Street	180 East 88th Street	48	19	4	25	\$3,644	\$2,649	40%	8%	<a href="#">Visit Website</a>
<b>Lenox Hill</b>	<b>1059 Third Avenue</b>	<b>The Leyton</b>	<b>37</b>	<b>17</b>	<b>2</b>	<b>18</b>	<b>\$2,645</b>	<b>\$3,112</b>	<b>46%</b>	<b>5%</b>	<a href="#">Visit Website</a>
Upper East Side	1045 Madison Avenue	The Benson	15	11	4	0	\$3,375	\$3,522	73%	27%	<a href="#">Visit Website</a>
Upper East Side	109 East 79th Street	109 East 79	31	26	5	0	\$3,175	\$3,710	84%	16%	<a href="#">Visit Website</a>
Upper East Side	133 East 73rd Street	133 East 73rd Street	4	0	0	4	\$3,358	-	0%	0%	<a href="#">Visit Website</a>
Upper East Side	150 East 78th Street	150 East 78th Street	25	17	5	3	-	\$3,027	68%	20%	<a href="#">Visit Website</a>
Upper East Side	200 East 83rd Street	200 East 83rd Street	85	39	44	2	-	\$2,325	46%	52%	<a href="#">Visit Website</a>
Upper East Side	27 East 79th Street	27 East 79th Street	8	6	0	2	-	\$3,750	75%	0%	<a href="#">Visit Website</a>

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Yorkville	20 East End Avenue	20 East End Avenue	41	40	1	0	-	\$2,843	98%	2%	<a href="#">Visit Website</a>
Yorkville	200 East 95th Street	The Kent	104	52	4	48	\$2,569	\$2,050	50%	4%	<a href="#">Visit Website</a>
Yorkville	301 East 80th Street	Beckford Tower	72	61	7	4	\$4,045	\$2,421	85%	10%	<a href="#">Visit Website</a>
Yorkville	301 East 81st Street	Beckford House	32	30	1	1	-	\$2,177	94%	3%	<a href="#">Visit Website</a>
Yorkville	302 East 96th Street	Vitre	48	34	3	11	\$1,547	\$1,568	71%	6%	<a href="#">Visit Website</a>
Yorkville	320 East 82nd Street	Park Mansion	6	3	0	3	\$1,959	\$1,894	50%	0%	<a href="#">N/A</a>
Yorkville	327 East 84th Street	Wren	5	0	1	4	-	-	0%	20%	<a href="#">Visit Website</a>
Yorkville	333 East 82nd Street	Manor82	21	13	7	1	\$3,062	\$3,546	62%	33%	<a href="#">Visit Website</a>
Yorkville	40 East End Avenue	40 East End	29	17	3	9	\$2,651	\$2,558	59%	10%	<a href="#">Visit Website</a>
Yorkville	427 East 90th Street	Gracie Green	21	0	10	11	\$1,668	-	0%	48%	<a href="#">Visit Website</a>

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Central Harlem	10 Lenox Avenue	10 Lenox Avenue	29	25	3	1	-	\$1,382	86%	10%	<a href="#">Visit Website</a>
Central Harlem	145 Central Park North	145 Central Park North	37	9	8	20	\$2,288	\$1,983	24%	22%	<a href="#">Visit Website</a>
<b>Central Harlem</b>	<b>2351 Adam Clayton Powell Jr Boulevard</b>	<b>The Rennie</b>	<b>134</b>	<b>66</b>	<b>10</b>	<b>32</b>	<b>\$1,145</b>	<b>\$1,130</b>	<b>49%</b>	<b>7%</b>	<a href="#">Visit Website</a>
Central Harlem	285 West 110th Street	Circa Central Park	49	26	1	22	\$2,089	\$2,086	53%	2%	<a href="#">Visit Website</a>
Central Harlem	2903 Frederick Douglass Boulevard	Be.Live.Harlem	14	0	0	14	-	-	0%	0%	<a href="#">Visit Website</a>
Central Harlem	300 West 122nd Street	300 West 122nd Street	171	146	15	10	\$1,309	\$1,335	85%	9%	<a href="#">Visit Website</a>
Central Harlem	310 West 113th Street	The Parkmor	14	8	3	3	-	\$1,316	57%	21%	<a href="#">Visit Website</a>
East Harlem	1399 Park Avenue	1399 Park Avenue	72	65	3	4	-	\$1,159	90%	4%	N/A
East Harlem	1790 Third Avenue	The Cereza	52	42	3	7	\$1,053	\$1,253	81%	6%	<a href="#">Visit Website</a>
Morningside Heights	100 Claremont Avenue	Claremont Hall	165	0	5	160	\$2,020	-	0%	3%	<a href="#">Visit Website</a>
<b>Morningside Heights</b>	<b>543 West 122nd Street</b>	<b>The Vandewater</b>	<b>183</b>	<b>99</b>	<b>26</b>	<b>58</b>	<b>\$1,776</b>	<b>\$1,744</b>	<b>54%</b>	<b>14%</b>	<a href="#">Visit Website</a>
South Harlem	11 West 116th Street	11 West 116th Street	30	0	0	30	-	-	0%	0%	N/A
<b>West Harlem</b>	<b>11 Hancock Place</b>	<b>Eleven Hancock</b>	<b>71</b>	<b>38</b>	<b>15</b>	<b>18</b>	<b>\$1,251</b>	<b>\$1,318</b>	<b>54%</b>	<b>21%</b>	<a href="#">Visit Website</a>
West Harlem	110 West 123rd Street	110 West 123rd Street	6	0	0	6	-	-	0%	0%	N/A
West Harlem	52 Convent Avenue	52 Convent	17	16	0	1	\$606	\$1,036	94%	0%	<a href="#">Visit Website</a>

Projects in bold represent Brown Harris Stevens Development Marketing projects.  
 Projects in italics represent projects where the sponsor is not publicly reporting contracts.



NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	CONTRACTS	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Lincoln Square	10 Riverside Boulevard	One Waterline Square	56	47	7	2	\$2,657	\$2,679	84%	13%	<a href="#">Visit Website</a>
Lincoln Square	15 West 61st Street	The Park Loggia	172	142	11	19	\$2,800	\$2,723	83%	6%	<a href="#">Visit Website</a>
<b>Lincoln Square</b>	<b>200 Amsterdam Avenue</b>	<b>200 Amsterdam</b>	<b>112</b>	<b>71</b>	<b>5</b>	<b>36</b>	<b>\$3,572</b>	<b>\$2,859</b>	<b>63%</b>	<b>4%</b>	<a href="#">Visit Website</a>
Lincoln Square	212 West 72nd Street	212 West 72nd St	126	31	8	87	\$2,647	\$2,498	25%	6%	<a href="#">Visit Website</a>
Lincoln Square	214 West 72nd Street	Parker West	18	10	6	2	\$3,147	\$1,877	56%	33%	<a href="#">Visit Website</a>
Lincoln Square	225 West 86th Street	The Belnord	100	76	9	15	\$2,559	\$1,973	76%	9%	<a href="#">Visit Website</a>
Lincoln Square	30 Riverside Boulevard	Two Waterline Square	160	142	8	10	\$2,849	\$2,591	89%	5%	<a href="#">Visit Website</a>
Lincoln Square	50 West 66th Street	50 West 66th Street	127	0	0	127	\$6,046	-	0%	0%	<a href="#">Visit Website</a>
Manhattan Valley	2688 Broadway	Rockwell Condominium	81	0	0	81	\$1,963	-	0%	0%	<a href="#">Visit Website</a>

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NEIGHBORHOOD	ADDRESS	BUILDING NAME	TOTAL UNITS	CLOSED UNITS	CONTRACTS	REMAINING INVENTORY	ACTIVE PPSF	CLOSED PPSF	% CLOSED	% IN CONTRACT	WEBSITE
Upper West Side	150 West 82nd Street	Marlow	27	18	4	5	\$2,272	\$2,274	67%	15%	<a href="#">Visit Website</a>
Upper West Side	164 West 74th Street	The Marbury	14	14	0	0	-	\$1,978	100%	0%	<a href="#">Visit Website</a>
Upper West Side	212 West 93rd Street	212 West 93rd Street	20	0	5	15	\$1,952	-	0%	25%	<a href="#">Visit Website</a>
Upper West Side	212 West 95th Street	Dahlia	38	22	2	14	\$2,454	\$2,085	58%	5%	<a href="#">Visit Website</a>
Upper West Side	235 West 75th Street	The Astor	98	47	0	51	\$2,255	\$2,312	48%	0%	<a href="#">Visit Website</a>
Upper West Side	250 West 96th Street	96+Broadway	98	0	13	85	\$2,122	-	0%	13%	<a href="#">Visit Website</a>
Upper West Side	2505 Broadway	2505 Broadway	41	21	6	14	\$2,115	\$2,284	51%	15%	<a href="#">Visit Website</a>
Upper West Side	251 West 91st Street	The Westly	57	8	4	45	\$2,501	\$2,245	14%	7%	<a href="#">Visit Website</a>
Upper West Side	269 West 87th Street	West End & 87	39	20	0	19	\$1,523	\$1,520	50%	0%	<a href="#">Visit Website</a>
Upper West Side	324 West 108th Street	324 West 108	39	0	0	39	\$1,912	-	50%	0%	<a href="#">Visit Website</a>
Upper West Side	378 West End Avenue	378 West End Avenue	58	34	9	15	\$2,684	\$2,768	59%	16%	<a href="#">Visit Website</a>
<b>Upper West Side</b>	<b>393 West End Avenue</b>	<b>393 West End Avenue</b>	<b>58</b>	<b>0</b>	<b>12</b>	<b>46</b>	<b>\$2,462</b>	<b>-</b>	<b>0%</b>	<b>21%</b>	<a href="#">Visit Website</a>
Upper West Side	470 Columbus Avenue	Charlotte Of The UWS	7	0	2	5	\$3,454	-	0%	29%	<a href="#">Visit Website</a>
Upper West Side	555 West End Avenue	555 West End Avenue	15	7	0	8	\$3,998	\$2,805	47%	0%	<a href="#">Visit Website</a>

Projects in bold represent Brown Harris Stevens Development Marketing projects.  
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# Manhattan

# New Development Pipeline Report

*Pages 22-29*

The Matteo



# What's Next



The Collection

## Developments that are launching sales in Q2 2023

ADDRESS	NAME	# OF UNITS	WEBSITE
323 East 79th Street	The Matteo	14	<a href="#">Visit Website</a>
401 West Street	The Collection	10	<a href="#">Visit Website</a>
15 West 96th Street	15 West 96th Street	21	<a href="#">Visit Website</a>
150 Barrow Street	The Keller	24	<a href="#">Visit Website</a>
435 West 19th Street	435 West 19th Street	21	N/A - CORE

\*Indicates there may be construction delays.

ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
435 West 19th Street	Under Construction	Construction	2023	8	21	Chelsea
128 West 26th Street	Under Construction	Construction	2024	14	13	Chelsea
134 Jane Street	Planned	Construction	2024	11	15	West Village
200 East 20th Street	Under Construction	Construction	2024	19	52	Gramercy Park
21 West 17th Street	Under Construction	Construction	2024	14	13	Flatiron
262 5th Avenue	Under Construction	Construction	2024	52	36	NoMad
609 Second Avenue	Under Construction	Construction	2024	18	65	Kips Bay
10 West 17th Street	Planned	Construction	2025	16	16	Flatiron
118 West 28th St.	Planned	Construction	2025	12	12	Chelsea
142 West 21st Street	Planned	Construction	2025	13	22	Chelsea
246 West 18th Street	Planned	Construction	2025	12	26	Chelsea
305 First Avenue	Planned	Construction	2025	10	50	Gramercy Park
343 East 17th Street	Planned	Construction	2025	---	30	Gramercy Park
429 Second Avenue	Planned	Construction	2025	12	59	Kips Bay

ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
244 East 52nd St.	Under Construction	Construction	2023	7	15	Turtle Bay
126 East 57th Street	Under Construction	Construction	2024	28	147	Midtown East
135 East 47th Street	Under Construction	Construction	2024	34	137	Turtle Bay

ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
441 West 54th St	Under Construction	Construction	2023	7	28	Midtown West
10 West 55th Street	Under Construction	Construction	2024	24	96	Midtown West
520 Fifth Avenue	Under Construction	Construction	2024	71	145	Central Midtown
10 West 57th Street   12 West 57th Street	Under Construction	Construction	2025	52	80	Billionaires Row
100 West 37th Street	Planned	Construction	2025	68	300	Garment District
539 West 54th Street	Planned	Construction	2025	---	---	Hell's Kitchen
41-47 West 57th Street	Planned	Construction	2026	63	119	Billionaires Row
489 Ninth Avenue	Planned	Construction	2026	11	59	Hell's Kitchen







ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
150 Barrow Street	Under Construction	Construction	2023	7	24	West Village
183 Chrystie Street	Under Construction	Construction	2023	9	26	Lower East Side
29-31 Leonard	Under Construction	Conversion	2023	7	12	Tribeca
401 West Street	Under Construction	Construction	2023	8	10	West Village
85 Worth Street	Under Construction	Conversion	2023	5	6	Tribeca
14 Fifth Avenue	Under Construction	Construction	2023	21	18	Greenwich Village
11 Essex Street	Planned	Construction	2024	9	8	Chinatown
118 West 13th Street	Planned	Construction	2024	7	9	West Village
14 2nd Avenue	Under Construction	Construction	2024	10	10	East Village
250 East 83rd Street	Under Construction	Construction	2024	31	128	Lower East Side
42 2nd Avenue	Under Construction	Construction	2024	11	87	East Village
24 Orchard Street	Planned	Construction	2025	15	10	Lower East Side
570 Washington Street	Planned	Construction	2026	40	271	West Village

ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
249 East 62nd Street	Under Construction	Construction	2023	32	83	Lenox Hill
310 East 86th Street	Under Construction	Construction	2023	20	68	Yorkville
323 East 79th Street	Under Construction	Construction	2023	15	14	Yorkville
400 East 84th Street	Under Construction	Conversion	2023	43	178	Yorkville
760 Madison Avenue	Under Construction	Construction	2024	12	10	Lenox Hill
124 East 86th Street	Under Construction	Construction	2024	20	32	Upper East Side
420 East 75th Street	Planned	Construction	2024	7	10	Upper East Side
77th and 2nd Avenue	Planned	Construction	2024	---	---	Upper East Side
1299 Third Avenue	Under Construction	Construction	2025	33	47	Upper East Side
1305-1307 Third Avenue	Under Construction	Construction	2025	18	36	Upper East Side

ADDRESS	DETAILS	CONST. / CONV.	ONLINE YEAR	STORIES	UNITS	NEIGHBORHOOD
15 West 96th Street	Under Construction	Construction	2023	22	21	Upper West Side
720 West End Avenue	Under Construction	Conversion	2023	16	116	Upper West Side
84th and Broadway	Planned	Construction	2025	---	---	Upper West Side

Questions About This Report?  
Email [research@bhsdm.com](mailto:research@bhsdm.com)

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