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NYC's 33 buzziest new buildings

By Zachary Kussin

If there's ever been a time start your house hunt and lock down the perfect pad, it's right now.

From Midtown to Midwood, Boerum Hill to Bed-Stuy and Long Island City to Jersey City, there's a gaggle of new residential projects coming to market this fall. Some are new development, while others are conversions. But all add to a massive rush of new opportunities for homebuyers citywide.

"We estimate that, in 2015, about 7,000 units are entering the market, and probably a similar, but lesser amount next year," says property appraisal maven Jonathan Miller, though he adds this volume is still below the city's 2004-to-2007 peak. "What you're seeing took several years of planning ... it's at critical mass now. You're seeing a ramp-up of product."

And speaking of product, it's quite diverse: There will be everything from a super-tall Billionaires' Row tower on 57th Street to a boutique synagogue-to-condo conversion in the East Village. Some projects are crafted by award-winning architects; others masterminded by up-and-comers.

To be sure, New York real estate is so hot that prices are high, but that also means developers are doing everything they can to build, build, build so that there are enough apartments to go around at every price point.

Without further ado, a look at 33 projects to put on your must-see list. Happy hunting!

➤ TOWNHOUSE AND OUTER-BOROUGH LIVING

Tired of apartments in Manhattan or Brooklyn? That's not all that's up for grabs this fall. Break out of the mold with three new developments that include ritzy townhomes — or consider more affordable options in Queens or Jersey City.

The Oakman



It's not all about New York living. For those with New Jersey on the mind, The Oakman — a condominium in Jersey City's Powerhouse Arts District — kicked off sales of its 159 apartments last month. And eight of these units are penthouses with outdoor space. Located at 160 First St. and designed by Fogarty Finger Architecture, this 14-story building will have a fully equipped roof terrace with a pool and views of the city skyline, fitness center, 24-hour concierges and children's playroom, plus a lounge, library and business center. The apartments start with studios and go up to three-bedrooms, with prices from \$700,000. The first move-ins are expected in summer 2016.

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