

September 30, 2019

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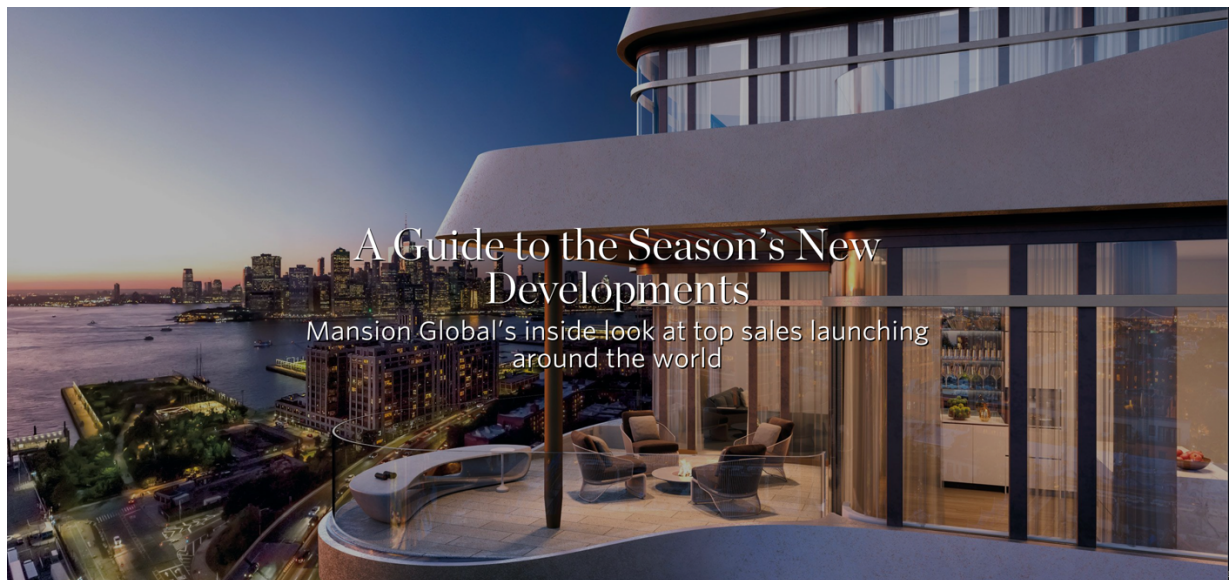
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A Guide to the Season's New Developments

Mansion Global's inside look at top sales launching around the world

By Mansion Global

Impressions: 1,400,000



One River Park (Photo: Williams New York)

Inventory, inventory, inventory: That's the running thread in many of the world's top luxury markets this season. And that translates to big opportunities for both investors and primary home seekers.

In New York, where listing inventory was up 8.2% in the second quarter of 2019, buyers have options galore, and developers are touting unique amenities to stand out in a crowded market. In Los Angeles, the market has rebounded after a sluggish start to the year, with international investors increasingly making moves in the west coast city. And just as is the case in New York, in L.A., buyers are craving ultra-modern and unique amenities.

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In London, meanwhile, uncertainty in both politics and in the real estate market persists. As such, the value of the pound has dropped and buyers remain tentative. Despite many recently launched developments struggling to sell out, a number of new luxury apartments are hitting the market, including marquee projects such as 1 Palace Street near Buckingham Palace, and Belvedere Gardens, the last complex to launch sales as part of Southbank Place, a large-scale development.

In Dubai, prices continue to fall, creating a golden opportunity for investors to snag a flashy new home in developments like One Park Avenue—which is in one of the city's most sought-after districts, Mohammed Bin Rashid Al Maktoum City—and Sur La Mer, the first freehold townhouse community located in the sought-after Jumeirah 1 district.

Let Mansion Global guide you through what new developments are in store in each of these top markets, as well as in Miami, San Francisco and Sydney, Australia.

It's a Buyer's Banquet This Fall in New York City

The developments launching this fall, from Manhattan to Queens, are filled with unique amenities and modern designs

From Harlem to Downtown Brooklyn, a new crop of condominiums is coming to New York City this fall. And whether buyers are looking for something classic or cutting edge, they are spoiled for choice.

Listing inventory was up 8.2% year over year in the second quarter of 2019, according to Douglas Elliman's Manhattan Sales Report for that time period. That represents the seventh quarter of increases, and is almost 19% higher than the 10-year quarterly average.



1 River Park (Photo: Williams New York)

However, sales of new developments were up 56.5% in the second quarter, the Elliman report found. But much of that activity was in advance of New York's increased mansion tax, which went into effect July 1. Once a flat 1% fee on all residential sales over \$1 million, it's now a progressive tax that starts at 1.25% for homes between \$2 million and \$3 million and goes up to 3.9% on those \$25 million or more.. [...Read More](#)

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