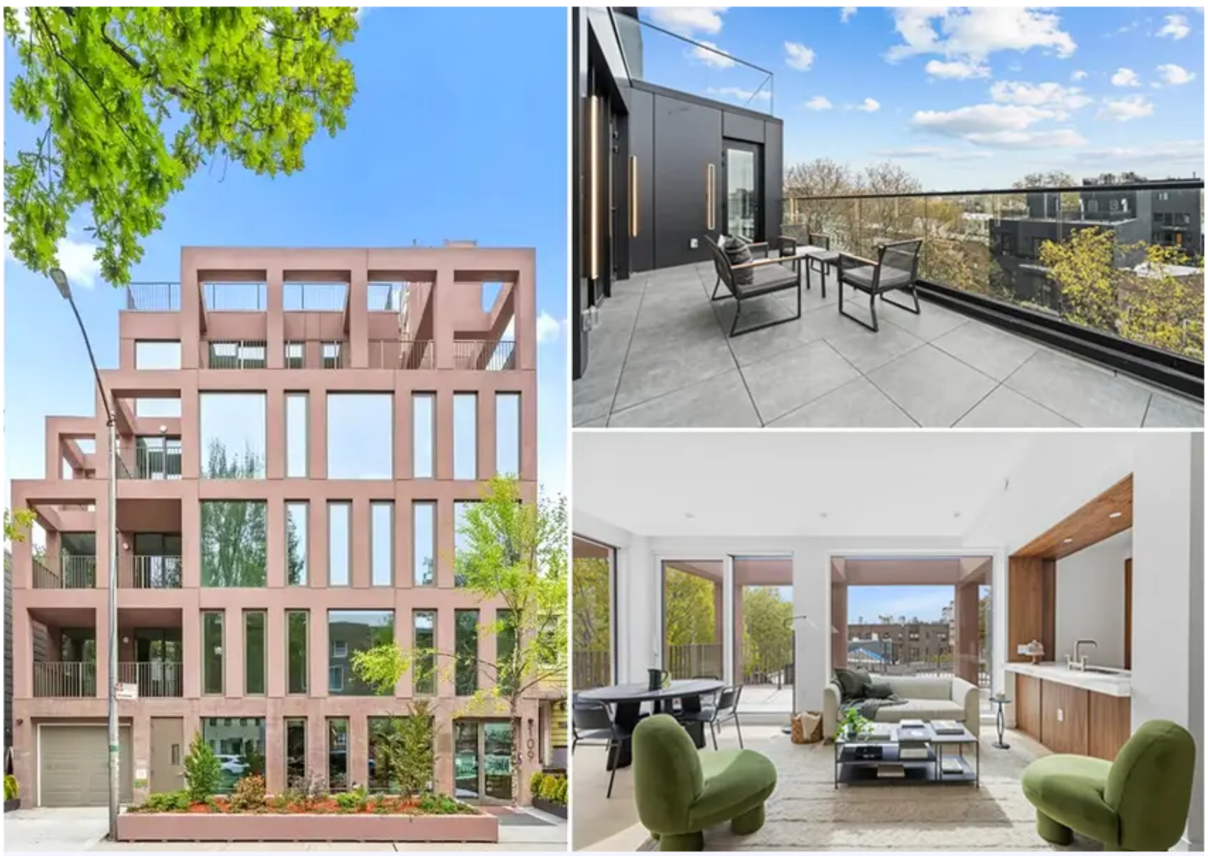
CITYREALTY

25 newly launched and forthcoming condos in Brooklyn as new development inventory and sales plummet

By **CityRealty Staff** | From **Future New York**
Tuesday, May 26, 2026



A smattering of newly launched condos in northern Brooklyn

Earlier this spring, plans were announced for **One Montague Square**, which will be one of the tallest buildings in Brooklyn upon completion. The Brooklyn Heights project is being developed by Landau Properties, and renderings of the design by Hill West show a tower with a pale facade and oversized windows soaring above its nearest neighbors and overlooking the Lower Manhattan skyline and New York Harbor. It is to contain 40,000 square feet of retail space, 90 rental residences, and 46 half-floor, full-floor, and triplex condos measuring at least 3,000 interior square feet. The condos will have at least three bedrooms, custom kitchens with Gaggenau appliances, and private outdoor space.

Rendering of One Montague Place (Landau Properties)

Residential amenities will include a 63' indoor swimming pool, four padel courts, multiple children's playrooms, and a BondST restaurant. It will also include a private jazz club, which the New York Post found highly appropriate, seeing as **Greg Williamson**, one of the project's investors, has long served as executive producer of the Love Rocks concert for God's Love We Deliver. A low-rise office building will be partially demolished to make way for the tower. Sales are expected to begin next year, and completion is estimated for 2029.

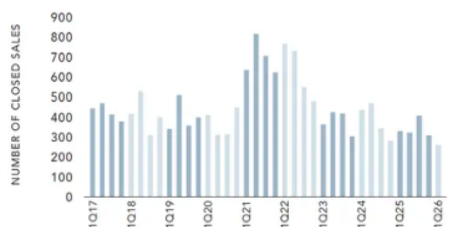
Site of the future 205 Montague Street

One Montague Place is the latest in a line of soaring condo-rental hybrids that have come to define the new Brooklyn skyline. These include The Brooklyn Tower (the tallest building in the borough), Brooklyn Point, and 388 Bridge Street in Downtown Brooklyn, as well as One Domino Square on the Williamsburg waterfront.

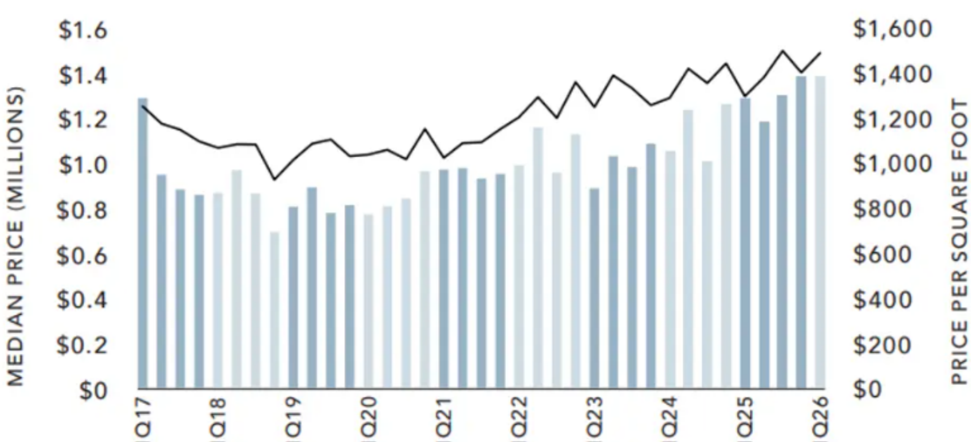
New Development Sales

	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	259	330	-22%	307	-16%
MARKET SHARE	24%	29%	-4%	27%	-2%

New development closings fell 22% year-over-year and also reached the lowest first-quarter figure in the last ten years. At 259 sales, new development was 41% below its ten-year first-quarter average of 441 sales because of limited inventory.



New development sales in Brooklyn | Corcoran's 1Q Brooklyn Real Estate Market Report | Brooklyn new development condo prices (Corcoran Group) | https://inhabit.corcoran.com/brooklyn-real-estate-market-report-1q-2026/



Brooklyn new development condo prices (Corcoran Group) | https://inhabit.corcoran.com/brooklyn-real-estate-market-report-1q-2026/

One Montague Place was announced about a month after a Q1 2026 report from Corcoran Group found that new development closings in Brooklyn reflected a **22 percent** year-over-year decline, and the lowest first-quarter figure in ten years. Some of this can be attributed to high prices; new development condos in Q1 2026 tied with Q4 2025 for the highest median price figure on record at **$1.395 million**, and there was a larger share of sales priced **over $2 million**, especially in desirable neighborhoods like DUMBO, Williamsburg, Greenpoint, and Park Slope.

Limited inventory was also a factor in Brooklyn's new development condo sales decline. Indeed, as far as strictly condominium development in Brooklyn is concerned, much of this takes place on a smaller scale with a smaller number of units. These new buildings' low-rise heights prevent them from looming over their prewar neighbors; indeed, part of this housing stock includes the conversion of prewar townhouses into boutique apartment buildings.

Whether a new construction building or a converted townhouse, there are many advantages to living in a boutique condominium. Fewer apartments per floor mean more privacy for residents. With so few residences in a building, owners are unlikely to fall into the New York City cliche of not knowing one's neighbors. This makes for a communal atmosphere, almost like private homes with the conveniences of a condominium. However, those seeking thousands of square feet of wellness and social amenities are unlikely to find them in a boutique building - while some developers have incorporated basic offerings like a package room, bike room, and roof terrace, this is usually the extent of it.

Below, we look at several newly launched condos in Brooklyn.

The Windsor, 23 Ocean Parkway
Developed by Aview Equities
Design by Gene Kaufman Architect
9 stories | 98 units
Availabilities: $575K - $1.7M

The Windsor (Aguayo & Associates)

The first listings have just gone live at The Windsor. The new construction building makes a respectful addition to the block with its red brick facade, and is located in close proximity to Prospect Park and its lake, tennis center, bridle path, playground, and dog run. Nearby attractions outside of Prospect Park include Greenwood Cemetery, Nitehawk Cinema, and popular local dining.

Two floors of indoor amenities at The Windsor include an attended lobby, a fitness center, a game room, a children's playroom, a coworking lounge, and a dining room. Outdoor offerings include a landscaped courtyard, a second-story amenity terrace, and a roof terrace with dining area and open views of Brooklyn. Private storage and on-site parking are available for an additional fee.

The Windsor, #5R
$905,000

Windsor Terrace | Condominium | 1 Bedroom, 1 Bath | 653 ft^2

The Windsor, #5R (AGUAYO & ASSOCIATES INC)

From the Listing: *Residence 5R is a thoughtfully designed one-bedroom plus home office, one-bathroom home offering approximately 653 square feet and a private balcony overlooking the lovely tree-lined street. Designed with flexibility and warmth in mind, the residence balances modern functionality with a calm, refined aesthetic.* **See floor plan and full details here.**