

**JUNE 7 - 13, 2021**

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 35 contracts signed this week, made up of 13 condos, 2 co-ops, and 20 houses. The previous week saw 39 deals.

**\$8,429,000**

Average Asking Price

**\$5,995,000**

Median Asking Price

**\$2,821**

Average PPSF

**3%**

Average Discount

**\$295,014,980**

Total Volume

**175**

Average Days On Market

2458 National Drive in Mill Basin entered contract this week, with a last asking price of \$8,900,000. Built in 1965, this custom waterfront home spans approximately 14,000 square feet with 5 beds and 4.5 baths. It features four stories with walls of glass, an open floor plan, a bronze and glass staircase, a domed meditation room, onyx and marble baths with water views, an elevator, maid's quarters, a butler kitchen, a media room, and much more. The exterior offers a 1,000 square foot pool, glass pavilion, and an area to dock a boat.

Also signed this week was 41 Garden Place in Brooklyn Heights, with a last asking price of \$7,395,000. This fully-renovated, historic, 25-foot wide townhouse spans 3,220 square feet with 5 beds and 3 baths. It features five levels of living space, hardwood floors, custom millwork, tall ceilings and windows, wood-burning fireplaces, a balcony overlooking the garden and patio, a sunroom, commercial-grade kitchen appliances, and much more. The third floor is configured as the primary suite and offers a windowed en suite bath and additional sitting room/bedroom.

**28**

Condo Deal(s)

**6**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$9,161,607**

Average Asking Price

**\$5,548,334**

Average Asking Price

**\$5,200,000**

Average Asking Price

**\$5,995,000**

Median Asking Price

**\$4,947,500**

Median Asking Price

**\$5,200,000**

Median Asking Price

**\$2,853**

Average PPSF

**N/A**

Average PPSF

**\$1,926**

Average PPSF

**2,945**

Average SqFt

**N/A**

Average SqFt

**2,700**

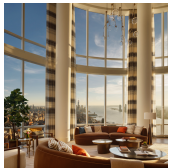
Average SqFt



## 157 W 57 ST # 86

Midtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$39,800,000	<b>Initial</b>	\$46,000,000
<b>SqFt</b>	6,236	<b>PPSF</b>	\$6,383	<b>Beds</b>	4	<b>Baths</b>	5
<b>Fees</b>	\$20,785	<b>DOM</b>	333				



## 15 HUDSON YARDS #PH88A

Hudson Yards

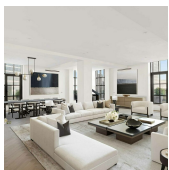
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$29,500,000	<b>Initial</b>	\$29,500,000
<b>SqFt</b>	5,211	<b>PPSF</b>	\$5,662	<b>Beds</b>	4	<b>Baths</b>	5.5
<b>Fees</b>	\$15,433	<b>DOM</b>	181				



## 11 E 68 ST # 9E

Lenox Hill

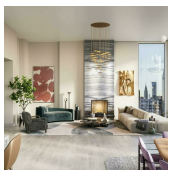
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$22,995,000	<b>Initial</b>	\$24,995,000
<b>SqFt</b>	4,596	<b>PPSF</b>	\$5,004	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>Fees</b>	\$18,707	<b>DOM</b>	800				



## 100 BARCLAY ST #PHC

Tribeca

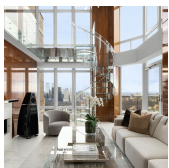
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,500,000	<b>Initial</b>	\$12,500,000
<b>SqFt</b>	4,254	<b>PPSF</b>	\$2,939	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$13,409	<b>DOM</b>	729				



## 1059 3 AVE # 32

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,200,000	<b>Initial</b>	N/A
<b>SqFt</b>	3,557	<b>PPSF</b>	\$3,430	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$12,832	<b>DOM</b>	N/A				



## 188 E 64 ST #PH4

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$10,000,000	<b>Initial</b>	\$10,000,000
<b>SqFt</b>	3,157	<b>PPSF</b>	\$3,168	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$11,821	<b>DOM</b>	135				

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## 200 AMSTERDAM AVE # 32B

Upper West Side

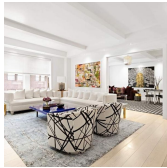
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,800,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,677	<b>PPSF</b>	\$3,661	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,670	<b>DOM</b>	N/A				



## 150 E 78 ST # 6A

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,050,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,881	<b>PPSF</b>	\$2,795	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,580	<b>DOM</b>	N/A				



## 1111 PK AVE # 7B

Carnegie Hill

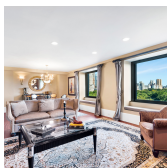
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,995,000	<b>Initial</b>	\$8,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$5,823	<b>DOM</b>	81				



## 150 E 78 ST # 4A

Lenox Hill

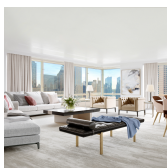
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,850,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,885	<b>PPSF</b>	\$2,721	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,591	<b>DOM</b>	N/A				



## 160 CENTRAL PK S #1001

Midtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,500,000	<b>Initial</b>	\$7,650,000
<b>Sqft</b>	2,260	<b>PPSF</b>	\$3,319	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$11,065	<b>DOM</b>	237				



## 150 COLUMBUS AVE #17CDE

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,480,000	<b>Initial</b>	\$9,850,000
<b>Sqft</b>	4,283	<b>PPSF</b>	\$1,747	<b>Beds</b>	7	<b>Baths</b>	5
<b>Fees</b>	\$12,559	<b>DOM</b>	281				

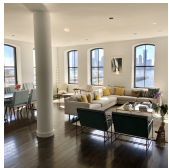
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## 1035 5 AVE #12DE

Upper East Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,950,000	<b>Initial</b>	\$6,950,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	5
<b>Fees</b>	\$11,900	<b>DOM</b>	312				



## 250 W ST #5D

Tribeca

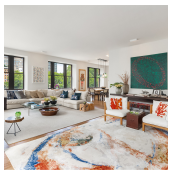
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,700,000	<b>Initial</b>	\$6,700,000
<b>Sqft</b>	2,505	<b>PPSF</b>	\$2,675	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$4,647	<b>DOM</b>	71				



## 524 E 72 ST #PH2

Lenox Hill

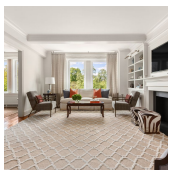
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,495,000	<b>Initial</b>	\$6,995,000
<b>Sqft</b>	3,544	<b>PPSF</b>	\$1,833	<b>Beds</b>	3	<b>Baths</b>	4
<b>Fees</b>	\$15,930	<b>DOM</b>	147				



## 124 HUDSON ST #3C

Tribeca

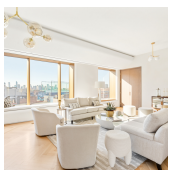
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$5,995,000
<b>Sqft</b>	3,217	<b>PPSF</b>	\$1,864	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$7,127	<b>DOM</b>	22				



## 1200 5 AVE #7N

East Harlem

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$5,995,000
<b>Sqft</b>	3,225	<b>PPSF</b>	\$1,859	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>Fees</b>	\$4,587	<b>DOM</b>	15				



## 551 W 21 ST #7C

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$6,195,000
<b>Sqft</b>	3,016	<b>PPSF</b>	\$1,988	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$11,191	<b>DOM</b>	148				

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## 150 E 78 ST #6B

Lenox Hill

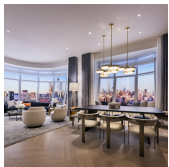
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,950,000	<b>Initial</b>	\$5,950,000
<b>Sqft</b>	2,190	<b>PPSF</b>	\$2,717	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,762	<b>DOM</b>	49				



## 200 AMSTERDAM AVE #22B

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,350,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,139	<b>PPSF</b>	\$2,502	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,677	<b>DOM</b>	N/A				



## 515 W 18 ST #1502

Chelsea

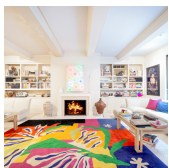
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,350,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,654	<b>PPSF</b>	\$3,235	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$5,370	<b>DOM</b>	N/A				



## 314 E 81 ST

Yorkville

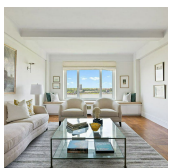
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,200,000	<b>Initial</b>	\$5,200,000
<b>Sqft</b>	2,700	<b>PPSF</b>	\$1,926	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$2,797	<b>DOM</b>	84				



## 1120 PK AVE #2A

Carnegie Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000	<b>Initial</b>	\$4,995,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	21				



## 186 RIVERSIDE DR #15ED

Upper West Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,900,000	<b>Initial</b>	\$4,900,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$5,780	<b>DOM</b>	21				

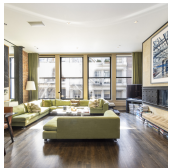
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## 19 BEACH ST # 3

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,898,000	<b>Initial</b>	N/A
<b>Sqft</b>	3,015	<b>PPSF</b>	\$1,625	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$4,623	<b>DOM</b>	N/A				



## 109 GREENE ST # 4 C

Soho

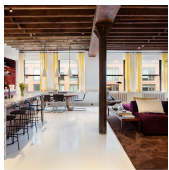
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,795,000	<b>Initial</b>	\$4,795,000
<b>Sqft</b>	2,528	<b>PPSF</b>	\$1,897	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$7,427	<b>DOM</b>	45				



## 40 E END AVE # 3 C

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,755,990	<b>Initial</b>	\$4,755,990
<b>Sqft</b>	2,211	<b>PPSF</b>	\$2,152	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,405	<b>DOM</b>	276				



## 459 WASHINGTON ST # 5 S

Tribeca

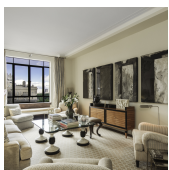
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,750,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,420	<b>PPSF</b>	\$1,963	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$3,270	<b>DOM</b>	N/A				



## 15 E 30 ST # 4 8 A

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,700,000	<b>Initial</b>	\$4,700,000
<b>Sqft</b>	1,651	<b>PPSF</b>	\$2,847	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,074	<b>DOM</b>	26				



## 25 CENTRAL PK W 16R15S

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$5,250,000
<b>Sqft</b>	2,300	<b>PPSF</b>	\$1,957	<b>Beds</b>	2	<b>Baths</b>	3
<b>Fees</b>	\$6,834	<b>DOM</b>	111				

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## 277 5 AVE # 40C

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,475,000	<b>Initial</b>	\$4,475,000
<b>Sqft</b>	1,397	<b>PPSF</b>	\$3,204	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$3,795	<b>DOM</b>	331				



## 140 GREENE ST # 3

Soho

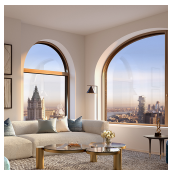
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000	<b>Initial</b>	\$4,250,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	N/A	<b>DOM</b>	34				



## 145-146 CENTRAL PK W #13B

Upper West Side

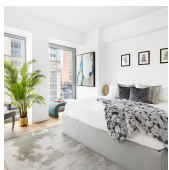
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,200,000	<b>Initial</b>	\$4,200,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$4,450	<b>DOM</b>	40				



## 130 WILLIAM ST # 51D

Financial District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,095,990	<b>Initial</b>	\$4,095,990
<b>Sqft</b>	1,771	<b>PPSF</b>	\$2,313	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$3,821	<b>DOM</b>	5				



## 30 E 31 ST # 22

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,050,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,677	<b>PPSF</b>	\$2,416	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$6,459	<b>DOM</b>	N/A				

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