

**DECEMBER 30, 2019 - JANUARY 5, 2020**

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 18 contracts signed, made up of 8 condos, 1 co-op, and 9 homes.

**\$2,894,889**

Average Contract Price

**\$2,475,000**

Median Contract Price

**\$1,294**

Average PPSF

**3%**

Average Discount

**\$52,108,000**

Contract Volume

**236**

Average Days On Market

The highest-priced contract was for the townhome at 94A Amity Street in Cobble Hill, for \$6,400,000. This home is one of eight new individual addresses and offers 3,720 square feet with 4 bedrooms and 4.5 bathrooms over 5 stories. It features oversized casement windows surrounded by hand-laid bricks, full-service amenity privileges, two-story atrium, and an elevator connecting all five floors. This home went into contract 7% above its asking price.

The second most expensive contract was for penthouse D at 35 Prospect Park West in Park Slope, for \$5,995,000. This co-op spans 3,394 square feet with 4 bedrooms and 2.5 bathrooms. With multiple floors, this property features a gracious foyer, formal dining room finished with Venetian plaster, limestone counters, custom-built cabinetry, and high-end appliances. In addition, a 2,600 square foot terrace surrounds the unit, which includes built-in seating, mature plants, and an irrigation system. This co-op went into contract 4% below its asking price.

**8**

Condo Deal(s)

**1**

Co-op Deal(s)

**9**

Townhouse Deal(s)

**\$2,413,125**

Average Contract Price

**\$5,995,000**

Average Contract Price

**\$2,978,667**

Average Contract Price

**\$2,412,500**

Median Contract Price

**\$5,995,000**

Median Contract Price

**\$2,500,000**

Median Contract Price

**\$1,516**

Average PPSF

**\$1,767**

Average PPSF

**\$1,044**

Average PPSF

**1,669**

Average SqFt

**3,394**

Average SqFt

**2,821**

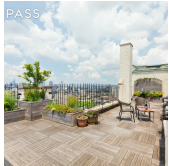
Average SqFt



## 94 A AMITY ST

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$6,400,000
<b>SqFt</b>	3,720	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,721	<b>Taxes</b>	\$1,962	<b>Maint</b>	N/A



## 35 PROSPECT PK W #PHD

Park Slope

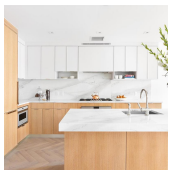
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Price</b>	\$5,995,000
<b>SqFt</b>	3,394	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,767	<b>Taxes</b>	N/A	<b>Maint</b>	\$6,330



## 170 GARFIELD PL

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$3,400,000
<b>SqFt</b>	3,200	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$1,063	<b>Taxes</b>	N/A	<b>Maint</b>	N/A



## 78 AMITY ST #PHA

Cobble Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,750,000
<b>SqFt</b>	1,504	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,829	<b>Taxes</b>	\$1,504	<b>Maint</b>	\$720



## 530 STATE ST

Boerum Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,700,000
<b>SqFt</b>	2,980	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$907	<b>Taxes</b>	\$493	<b>Maint</b>	N/A

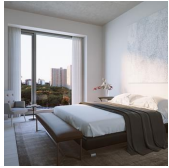


## 404 11 ST #1

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,695,000
<b>SqFt</b>	2,844	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$948	<b>Taxes</b>	\$133	<b>Maint</b>	\$578

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## 98 FRONT ST #PH1K

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,695,000
<b>Sqft</b>	1,349	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,998	<b>Taxes</b>	\$1,305	<b>Maint</b>	\$1,464



## 53 3 PL

Carroll Gardens

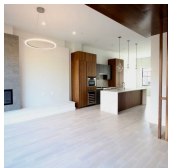
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,659,000
<b>Sqft</b>	1,952	<b>Beds</b>	5	<b>Baths</b>	2
<b>PPSF</b>	\$1,363	<b>Taxes</b>	N/A	<b>Maint</b>	N/A



## 465 15 ST

Park Slope

<b>Type</b>	Resale	<b>Status</b>	Contract	<b>Price</b>	\$2,500,000
<b>Sqft</b>	2,622	<b>Beds</b>	7	<b>Baths</b>	3
<b>PPSF</b>	\$954	<b>Taxes</b>	\$675	<b>Maint</b>	N/A



## 351 UNION ST #2

Carroll Gardens

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,450,000
<b>Sqft</b>	1,673	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,465	<b>Taxes</b>	\$833	<b>Maint</b>	\$542



## 40 MADISON ST

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,399,000
<b>Sqft</b>	3,200	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$750	<b>Taxes</b>	\$210	<b>Maint</b>	N/A



## 404 11 ST #3

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,375,000
<b>Sqft</b>	1,789	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,328	<b>Taxes</b>	\$116	<b>Maint</b>	\$504

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## 30 UNDERHILL AVE

Prospect Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,300,000
<b>Sqft</b>	2,700	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$852	<b>Taxes</b>	\$764	<b>Maint</b>	N/A



## 32 UNDERHILL AVE

Prospect Heights

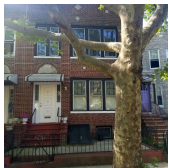
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,300,000
<b>Sqft</b>	2,700	<b>Beds</b>	3	<b>Baths</b>	4
<b>PPSF</b>	\$852	<b>Taxes</b>	\$764	<b>Maint</b>	N/A



## 98 FRONT ST #6J

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,195,000
<b>Sqft</b>	1,312	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,674	<b>Taxes</b>	\$1,248	<b>Maint</b>	\$1,400



## 707 GREENWOOD AVE

Windsor Terrace

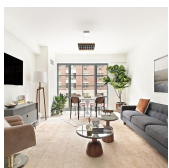
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Price</b>	\$2,150,000
<b>Sqft</b>	2,310	<b>Beds</b>	5	<b>Baths</b>	2
<b>PPSF</b>	\$931	<b>Taxes</b>	\$610	<b>Maint</b>	N/A



## 11 HOYT ST #22C

Downtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,080,000
<b>Sqft</b>	1,407	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,479	<b>Taxes</b>	\$1,377	<b>Maint</b>	\$1,485



## 211 SCHERMERHORN ST #7D

Downtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,065,000
<b>Sqft</b>	1,468	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,407	<b>Taxes</b>	\$657	<b>Maint</b>	\$1,751

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