

JANUARY 13 - 20, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 12 contracts signed, made up of 2 condos and 10 homes.

\$2,810,000

Average Contract Price

\$2,487,500

Median Contract Price

\$908

Average PPSF

9%

Average Discount

\$33,720,000

Contract Volume

108

Average Days On Market

The highest-priced contract was for the townhome at 35 Sidney Place in Brooklyn Heights, at \$6,250,000. This 22-foot wide home offers approximately 5,900 square feet spread across five floors, 5 bedrooms, and 4.5 bathrooms, along with an enormous yard. The parlor level houses a spacious living room with high ceilings and a wood-burning fireplace, and also hosts the dining room with floor-to-ceiling windows opening to the deck. The master suite resides on the third floor and features an oversized deck, walk-in closet, and en suite bathroom with jetted tub. This home went into contract after 76 days at its asking price.

The second most expensive contract was for the townhome at 22 Lefferts Place in Clinton Hill, at \$3,150,000. This brick-faced Italianate townhouse has been fully restored to offer the comforts of modern living. With a 20-foot wide lot, this 3,120 square foot home spans four stories with 7 bedrooms and 3.5 bathrooms. The parlor floor features restored original moldings, marble mantelpiece, and stunning original floors. Off the open kitchen is a 10-foot terrace which overlooks the lush garden. Taking the rebuilt curved staircase leads to the master suite, complete with sitting room, walk-in closets, study, and full bath with heated floors. This home went into contract 4% below its asking price after 131 days.

2

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,412,500

Average Contract Price

\$0

Average Contract Price

\$2,889,500

Average Contract Price

\$2,412,500

Median Contract Price

\$0

Median Contract Price

\$2,550,000

Median Contract Price

\$1,702

Average PPSF

N/A

Average PPSF

\$749

Average PPSF

1,457

Average SqFt

N/A

Average SqFt

2,604

Average SqFt



35 SIDNEY PL

Brooklyn Heights

Type	Townhouse	Status	Contract	Price	\$6,250,000
SqFt	5,900	Beds	5	Baths	4
PPSF	\$1,060	Taxes	\$2,541	Maint	N/A



22 LEFFERTS PL

Clinton Hill

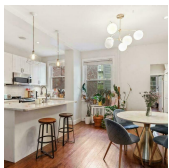
Type	Townhouse	Status	Contract	Price	\$3,150,000
SqFt	3,120	Beds	7	Baths	3.5
PPSF	\$1,010	Taxes	\$778	Maint	N/A



432 VAN BRUNT ST

Red Hook

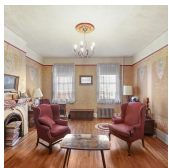
Type	Townhouse	Status	Contract	Price	\$2,795,000
SqFt	4,099	Beds	N/A	Baths	3
PPSF	\$682	Taxes	\$1,114	Maint	N/A



68 DEVOE ST

Williamsburg

Type	Townhouse	Status	Contract	Price	\$2,700,000
SqFt	2,600	Beds	7	Baths	4
PPSF	\$1,039	Taxes	\$385	Maint	N/A



668 METROPOLITAN AVE

Williamsburg

Type	Townhouse	Status	Contract	Price	\$2,650,000
SqFt	2,600	Beds	3	Baths	2.5
PPSF	\$1,020	Taxes	\$436	Maint	N/A



11 HOYT ST #24H

Downtown

Type	Condo	Status	Contract	Price	\$2,525,000
SqFt	1,728	Beds	3	Baths	2
PPSF	\$1,462	Taxes	\$1,692	Maint	\$1,823

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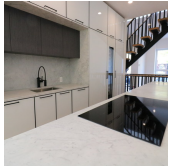


165 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Taxes	\$264

Price	\$2,450,000
Baths	4
Maint	N/A



24 UNDERHILL AVE

Prospect Heights

Type	Townhouse	Status	Contract
Sqft	2,700	Beds	3
PPSF	\$871	Taxes	\$407

Price	\$2,350,000
Baths	3
Maint	N/A

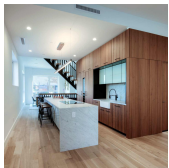


70 WASHINGTON ST #PHD

Dumbo

Type	Condo	Status	Contract
Sqft	1,185	Beds	2
PPSF	\$1,941	Taxes	\$1,067

Price	\$2,300,000
Baths	2
Maint	\$944

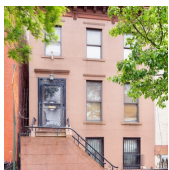


34 UNDERHILL AVE

Prospect Heights

Type	Townhouse	Status	Contract
Sqft	2,700	Beds	3
PPSF	\$852	Taxes	N/A

Price	\$2,300,000
Baths	3
Maint	N/A

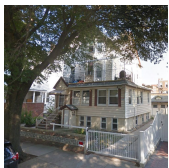


684 DEAN ST

Prospect Heights

Type	Townhouse	Status	Contract
Sqft	2,319	Beds	6
PPSF	\$949	Taxes	\$447

Price	\$2,200,000
Baths	2
Maint	N/A



69 BAY 17 ST

Bath Beach

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	11
PPSF	N/A	Taxes	\$670

Price	\$2,050,000
Baths	3
Maint	N/A

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