

JANUARY 27 - FEBRUARY 2, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 19 contracts signed, made up of 10 condos and 9 homes.

\$2,704,369

Average Contract Price

\$2,500,000

Median Contract Price

\$1,082

Average PPSF

3%

Average Discount

\$51,383,000

Contract Volume

100

Average Days On Market

The highest-priced contract was for apartment #18AB at 85 Adams Street in DUMBO, for \$3,800,000. This condo spans 2,330 square feet with 4 bedrooms and 3 bathrooms, and offers an open floorplan in a full-service, amenity-filled building. It has southern, western, and northern exposures, coupled with views of the Brooklyn Bridge and Statue of Liberty, as well as Lower Manhattan and Downtown Brooklyn. All of these views are enjoyable from the 370 square foot private terrace attached to the kitchen area. The unit also features 11-foot ceilings, white oak flooring, and ultra-quiet soundproof windows throughout. This property went into contract at its asking price after 120 days.

The second most expensive contract was for the townhome at 266 Clermont Avenue in Fort Greene, at \$3,495,000. Built in 1870, this landmarked home has been finely renovated to offer the perfect combination of contemporary and historic. It offers 4 bedrooms, 4.5 bathrooms, and 3,100 square feet over three stories, and features a large landscaped yard (complete with patio and wood deck), herringbone wood floors throughout, modern finishes, custom cabinetry, and elegant moldings. The garden level is an open plan and is easily configured as desired. The second and third floors both have two bedrooms, each with large custom-fitted closets and upscale private full baths. This home went into contract at its asking price after 28 days.

10

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,664,900

Average Contract Price

\$0

Average Contract Price

\$2,748,223

Average Contract Price

\$2,450,000

Median Contract Price

\$0

Median Contract Price

\$2,750,000

Median Contract Price

\$1,340

Average PPSF

N/A

Average PPSF

\$795

Average PPSF

2,007

Average SqFt

N/A

Average SqFt

2,806

Average SqFt



85 ADAMS ST #18AB

Dumbo

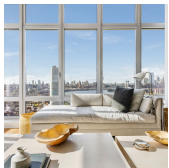
Type	Condo	Status	Contract	Price	\$3,800,000
SqFt	2,330	Beds	4	Baths	3
PPSF	\$1,631	Taxes	\$500	Maint	\$2,060



266 CLERMONT AVE

Fort Greene

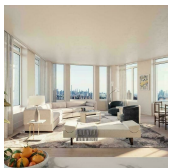
Type	Townhouse	Status	Contract	Price	\$3,495,000
SqFt	3,100	Beds	4	Baths	5
PPSF	\$1,128	Taxes	\$514	Maint	N/A



2 NORTHSIDE PIERS #PH3

Williamsburg

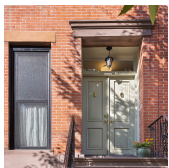
Type	Condo	Status	Contract	Price	\$3,398,000
SqFt	1,965	Beds	3	Baths	3.5
PPSF	\$1,730	Taxes	\$17	Maint	\$1,629



1 CLINTON ST #3A

Brooklyn Heights

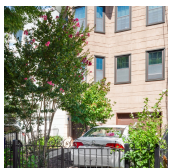
Type	Condo	Status	Contract	Price	\$3,360,000
SqFt	2,246	Beds	3	Baths	2.5
PPSF	\$1,496	Taxes	\$2,286	Maint	\$1,760



412 ADELPHI ST

Fort Greene

Type	Townhouse	Status	Contract	Price	\$3,100,000
SqFt	2,960	Beds	4	Baths	3.5
PPSF	\$1,048	Taxes	\$498	Maint	N/A

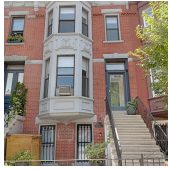


409 BUTLER ST

Park Slope

Type	Townhouse	Status	Contract	Price	\$2,950,000
SqFt	3,256	Beds	6	Baths	4
PPSF	\$907	Taxes	\$699	Maint	N/A

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1509 8 AVE

Type	Townhouse	Status	Contract
Sqft	2,478	Beds	4
PPSF	\$1,130	Taxes	\$590

Park Slope

Price	\$2,800,000
Baths	2
Maint	N/A



111 CONGRESS ST

Type	Townhouse	Status	Contract
Sqft	3,250	Beds	4
PPSF	\$847	Taxes	\$846

Cobble Hill

Price	\$2,750,000
Baths	4
Maint	N/A



392 JEFFERSON AVE

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	7
PPSF	\$749	Taxes	\$354

Bedford Stuyvesant

Price	\$2,695,000
Baths	4
Maint	N/A

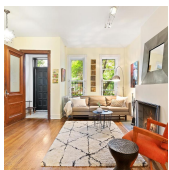


653 BERGEN ST #1

Type	Condo	Status	Contract
Sqft	2,477	Beds	2
PPSF	\$1,010	Taxes	\$1,712

Prospect Heights

Price	\$2,500,000
Baths	2
Maint	\$775

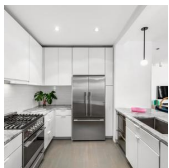


607 PRESIDENT ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Taxes	\$287

Park Slope

Price	\$2,495,000
Baths	2.5
Maint	N/A



25 BERGEN ST #2A

Type	Condo	Status	Contract
Sqft	1,928	Beds	3
PPSF	\$1,295	Taxes	\$750

Boerum Hill

Price	\$2,495,000
Baths	3
Maint	\$956

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11 HOYT ST #17H

Downtown

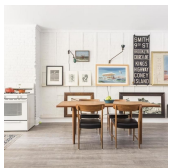
Type	Condo	Status	Contract	Price	\$2,405,000
Sqft	1,755	Beds	3	Baths	3
PPSF	\$1,371	Taxes	\$1,718	Maint	\$1,852



308 N 7 ST #7D

Williamsburg

Type	Condo	Status	Contract	Price	\$2,351,000
Sqft	1,466	Beds	3	Baths	2.5
PPSF	\$1,604	Taxes	\$650	Maint	\$1,793



286 POWERS ST

Williamsburg

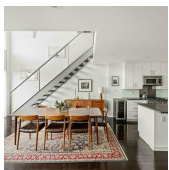
Type	Townhouse	Status	Contract	Price	\$2,350,000
Sqft	3,370	Beds	5	Baths	3
PPSF	\$698	Taxes	\$386	Maint	N/A



221 GREENE AVE #1

Clinton Hill

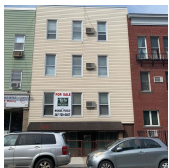
Type	Condo	Status	Contract	Price	\$2,190,000
Sqft	2,302	Beds	2	Baths	2
PPSF	\$952	Taxes	\$544	Maint	\$596



174 CLERMONT AVE #4B

Fort Greene

Type	Condo	Status	Contract	Price	\$2,150,000
Sqft	1,800	Beds	3	Baths	3
PPSF	\$1,195	Taxes	\$8	Maint	\$520



623 LORIMER ST

Williamsburg

Type	Townhouse	Status	Contract	Price	\$2,099,000
Sqft	3,240	Beds	6	Baths	3.5
PPSF	\$648	Taxes	\$388	Maint	N/A

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365 BRIDGE ST #6P

Type Condo
Sqft 1,800
PPSF \$1,112

Status Contract
Beds 3
Taxes \$271

Downtown

Price \$2,000,000
Baths 2
Maint \$1,017

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