

FEBRUARY 18 - 23, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 10 contracts signed, made up of 3 condos, 1 co-op, and 6 townhouses.

\$2,928,600

Average Contract Price

\$2,399,500

Median Contract Price

\$1,017

Average PPSF

5%

Average Discount

\$29,286,000

Contract Volume

152

Average Days On Market

The highest-priced contract was for the townhome at 234 Clinton Street in Cobble Hill, listed at \$5,950,000. This magnificent, 25-foot wide home spans approximately 5,500 square feet with 9 bedrooms and 5.5 bathrooms. It features Italianate style throughout with a high stoop, double doors, unique stained glass, and decorative entry pilasters. The parlor floor offers 12-foot ceilings and original oak floors with mahogany inlay. The master suite is one floor up and is complete with walk-in closet, windowed ensuite bath, laundry room, library, and built-in bookshelves. This home went into contract after 132 days on the market.

The second most expensive contract was apartment #2 at 31 Schermerhorn Street in Brooklyn Heights, listed at \$3,695,000. This triplex condo is turnkey and has been fully renovated and boasts 2,835 square feet with 4 bedrooms and 3.5 bathrooms, and is located on a landmarked block. The open chef's kitchen features new Wolf and Subzero appliances, custom cabinetry, and soapstone counters, as well as a formal dining room with Juliet balconies. The private, finished roof deck offers views of Brooklyn Heights, New York Harbor, and the Statue of Liberty. This condo went into contract after 89 days on the market.

3

Condo Deal(s)

1

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,904,667

Average Contract Price

\$2,400,000

Average Contract Price

\$3,028,667

Average Contract Price

\$2,999,000

Median Contract Price

\$2,400,000

Median Contract Price

\$2,392,000

Median Contract Price

\$1,374

Average PPSF

\$960

Average PPSF

\$847

Average PPSF

2,124

Average SqFt

2,500

Average SqFt

3,588

Average SqFt



234 CLINTON ST

Cobble Hill

Type	Townhouse	Status	Contract
SqFt	5,500	Beds	9
PPSF	\$1,082	Taxes	\$1,700

Price	\$5,950,000
Baths	5
Maint	N/A

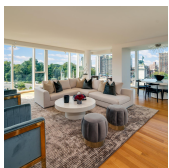


31 SCHERMERHORN ST #2

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,835	Beds	4
PPSF	\$1,304	Taxes	\$1,660

Price	\$3,695,000
Baths	3.5
Maint	\$230



1 GRAND ARMY PLZ #7J

Prospect Heights

Type	Condo	Status	Contract
SqFt	2,000	Beds	3
PPSF	\$1,500	Taxes	\$25

Price	\$2,999,000
Baths	2
Maint	\$2,505



164 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	3,980	Beds	5
PPSF	\$704	Taxes	\$364

Price	\$2,799,000
Baths	3.5
Maint	N/A

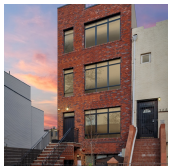


47 PLZ ST #6C

Park Slope

Type	Coop	Status	Contract
SqFt	2,500	Beds	4
PPSF	\$960	Taxes	\$1

Price	\$2,400,000
Baths	3
Maint	\$3,794



203 HALSEY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	3,778	Beds	7
PPSF	\$635	Taxes	\$1,823

Price	\$2,399,000
Baths	6
Maint	N/A

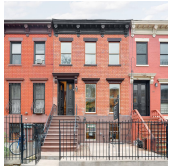
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244 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Price	\$2,385,000
Sqft	2,295	Beds	5	Baths	3
PPSF	\$1,040	Taxes	\$244	Maint	N/A



232 MADISON ST

Bedford Stuyvesant

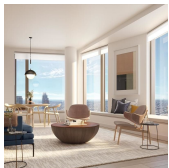
Type	Townhouse	Status	Contract	Price	\$2,350,000
Sqft	2,400	Beds	5	Baths	3.5
PPSF	\$980	Taxes	\$259	Maint	N/A



84 VISITATION PL

Red Hook

Type	Townhouse	Status	Contract	Price	\$2,289,000
Sqft	3,572	Beds	5	Baths	3
PPSF	\$641	Taxes	\$82	Maint	N/A



11 HOYT ST #10F

Downtown

Type	Condo	Status	Contract	Price	\$2,020,000
Sqft	1,536	Beds	3	Baths	3
PPSF	\$1,316	Taxes	\$1,504	Maint	\$1,621

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