

**MARCH 2 - 8, 2020**

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 21 contracts signed, made up of 8 condos, 2 co-ops, and 11 homes.

<b>\$2,992,715</b> Average Asking Price	<b>\$2,699,000</b> Median Asking Price	<b>\$913</b> Average PPSF
<b>2%</b> Average Discount	<b>\$62,847,000</b> Total Volume	<b>153</b> Average Days On Market

The highest-priced contract was for apartment #3A at 1 John Street in DUMBO, listed at \$4,750,000. This condo offers 2,595 square feet with 3 bedrooms and 3.5 bathrooms, as well as a home office and amazing views from the third floor of the Brooklyn waterfront, the Manhattan and Brooklyn bridges, and the city skyline. The open kitchen is integrated into the main living space and is equipped with Gaggenau appliances and Dornbracht fixtures. The master bedroom also offers excellent views and has an en-suite master bathroom. This condo entered contract after 161 days and no price reduction.

The second most expensive contract was for 635 11th Street in Park Slope, listed at \$4,595,000. This classic, turn-of-the-century brownstone offers approximately 4,000 square feet over four stories, with 7 bedrooms and 4.5 bathrooms. It features a grand staircase with original walnut wainscoting, original hardwood floors, 12-foot ceilings, a teak-decked terrace overlooking the back garden, original stained glass transoms and shutters, and much more. It has been upgraded with modern amenities including a tankless water heater, completely new electrical, and new double-pane windows. This home entered contract after 94 days with no price reduction.

<b>8</b> Condo Deal(s)	<b>2</b> Co-op Deal(s)	<b>11</b> Townhouse Deal(s)
<b>\$2,892,750</b> Average Asking Price	<b>\$2,285,000</b> Average Asking Price	<b>\$3,194,091</b> Average Asking Price
<b>\$2,574,500</b> Median Asking Price	<b>\$2,285,000</b> Median Asking Price	<b>\$2,995,000</b> Median Asking Price
<b>\$1,321</b> Average PPSF	<b>\$700</b> Average PPSF	<b>\$655</b> Average PPSF
<b>2,192</b> Average SqFt	<b>849</b> Average SqFt	<b>3,351</b> Average SqFt



## 1 JOHN ST #3A

### Dumbo

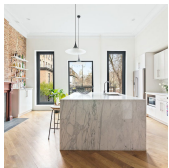
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$4,750,000
<b>SqFt</b>	2,595	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,831	<b>Taxes</b>	\$2,531	<b>Maint</b>	\$2,352



## 635 11 ST

### Park Slope

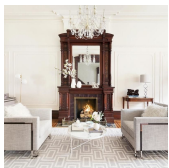
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$4,595,000
<b>SqFt</b>	4,060	<b>Beds</b>	7	<b>Baths</b>	4
<b>PPSF</b>	\$1,132	<b>Taxes</b>	\$1,251	<b>Maint</b>	N/A



## 163 6 AVE

### Park Slope

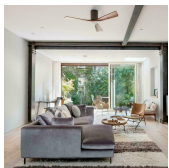
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$4,295,000
<b>SqFt</b>	4,295	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,000	<b>Taxes</b>	\$1,175	<b>Maint</b>	N/A



## 56 8 AVE

### Park Slope

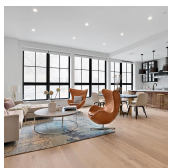
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$3,995,000
<b>SqFt</b>	5,540	<b>Beds</b>	6	<b>Baths</b>	2.5
<b>PPSF</b>	\$722	<b>Taxes</b>	\$1,252	<b>Maint</b>	N/A



## 114 MONROE ST

### Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$3,695,000
<b>SqFt</b>	4,200	<b>Beds</b>	7	<b>Baths</b>	5
<b>PPSF</b>	\$880	<b>Taxes</b>	\$372	<b>Maint</b>	N/A



## 278 N 6 ST #2861A

### Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$3,395,000
<b>SqFt</b>	3,126	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,087	<b>Taxes</b>	\$1,424	<b>Maint</b>	\$589

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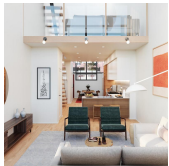


## 146 DIAMOND ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,424	<b>Beds</b>	5
<b>PPSF</b>	\$679	<b>Taxes</b>	\$166

### Greenpoint

<b>Price</b>	\$3,000,000
<b>Baths</b>	6
<b>Maint</b>	N/A



## 469 UNION ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,364	<b>Beds</b>	4
<b>PPSF</b>	\$891	<b>Taxes</b>	\$738

### Gowanus

<b>Price</b>	\$2,995,000
<b>Baths</b>	2.5
<b>Maint</b>	N/A



## 431 8 ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	N/A
<b>PPSF</b>	N/A	<b>Taxes</b>	N/A

### Park Slope

<b>Price</b>	\$2,890,000
<b>Baths</b>	N/A
<b>Maint</b>	N/A

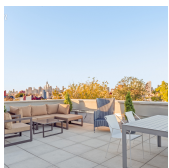


## 488 2 ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	N/A
<b>PPSF</b>	N/A	<b>Taxes</b>	N/A

### Park Slope

<b>Price</b>	\$2,775,000
<b>Baths</b>	N/A
<b>Maint</b>	N/A

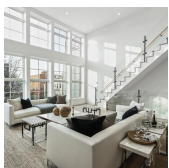


## 432 10 ST #PH

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,050	<b>Beds</b>	4
<b>PPSF</b>	\$1,317	<b>Taxes</b>	\$552

### Park Slope

<b>Price</b>	\$2,699,000
<b>Baths</b>	3
<b>Maint</b>	\$730



## 102 HURON ST #3B

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,930	<b>Beds</b>	3
<b>PPSF</b>	\$1,374	<b>Taxes</b>	\$1,217

### Greenpoint

<b>Price</b>	\$2,650,000
<b>Baths</b>	3
<b>Maint</b>	\$571

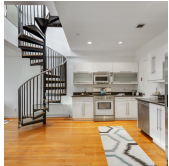
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### 443 BERGEN ST #PH

#### Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,499,000
<b>Sqft</b>	1,870	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,337	<b>Taxes</b>	\$1,258	<b>Maint</b>	\$542



### 324 DEAN ST #PHB

#### Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,499,000
<b>Sqft</b>	1,840	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,359	<b>Taxes</b>	\$67	<b>Maint</b>	\$528



### 41 JEFFERSON AVE

#### Bedford Stuyvesant

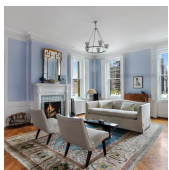
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,400,000
<b>Sqft</b>	3,360	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$715	<b>Taxes</b>	N/A	<b>Maint</b>	N/A



### 701 PRESIDENT ST #1

#### Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,400,000
<b>Sqft</b>	2,114	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,136	<b>Taxes</b>	\$533	<b>Maint</b>	\$513



### 200 HICKS ST #5N

#### Brooklyn Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Price</b>	\$2,375,000
<b>Sqft</b>	1,697	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,400	<b>Taxes</b>	N/A	<b>Maint</b>	\$3,943



### 285 KOSCIUSZKO ST

#### Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,295,000
<b>Sqft</b>	3,719	<b>Beds</b>	5	<b>Baths</b>	5
<b>PPSF</b>	\$618	<b>Taxes</b>	\$492	<b>Maint</b>	N/A

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## 653 BERGEN ST #5

### Prospect Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,250,000
<b>Sqft</b>	2,008	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,121	<b>Taxes</b>	\$1,071	<b>Maint</b>	\$485



## 490 MONROE ST

### Bedford Stuyvesant

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Price</b>	\$2,200,000
<b>Sqft</b>	3,895	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$565	<b>Taxes</b>	\$334	<b>Maint</b>	N/A

## 140 EIGHTH AVE #6E

### Park Slope

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Price</b>	\$2,195,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Taxes</b>	N/A	<b>Maint</b>	\$2,216

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