

**MARCH 16 - 22, 2020**

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

**\$2,645,667**

Average Asking Price

**\$2,425,000**

Median Asking Price

**\$974**

Average PPSF

**3%**

Average Discount

**\$15,874,000**

Total Volume

**165**

Average Days On Market

Listed at \$3,499,000, the townhome at 38 Hicks Street in Brooklyn Heights was the highest-priced contract this week. Built in 1826 and registered with the National Architectural Trust, this 20-foot wide townhouse offers 5 bedrooms and 3.5 bathrooms. The upper level features the master bedroom, complete with a sizeable terrace featuring exquisite skyline views. An eat-in kitchen is on the first floor as well as a living room, while the second floor holds three bedrooms, two of which overlook the garden. This home was on the market for 402 days, but entered contract 46 days after a 13% price decrease in early February.

Located in the heart of Cobble Hill, 58 Butler Street was the second most expensive contract this week, listed at \$3,250,000. This brownstone is situated on a 20.75-by-100 foot lot and spans 3,570 square feet, with 4 bedrooms and 4 bathrooms. The second floor has been fully renovated and the remaining floors have pre-approved plans from the city, making this an excellent opportunity for the buyer who wants to customize updates to this townhouse, which was built in 1901. This home went into contract after 191 days, and saw a 7% decrease in its asking price.

**3**

Condo Deal(s)

**0**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$2,308,334**

Average Asking Price

**\$0**

Average Asking Price

**\$2,983,000**

Average Asking Price

**\$2,200,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,250,000**

Median Asking Price

**\$1,393**

Average PPSF

**N/A**

Average PPSF

**\$554**

Average PPSF

**1,668**

Average SqFt

**N/A**

Average SqFt

**2,170**

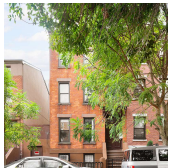
Average SqFt



### 38 HICKS ST

Brooklyn Heights

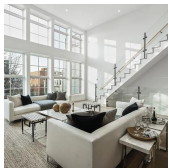
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$3,499,000
<b>SqFt</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	N/A	<b>Taxes</b>	\$1,200	<b>Maint</b>	N/A



### 58 BUTLER ST

Cobble Hill

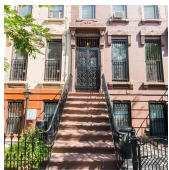
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$3,250,000
<b>SqFt</b>	3,570	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$911	<b>Taxes</b>	\$555	<b>Maint</b>	N/A



### 102 HURON ST #3A

Greenpoint

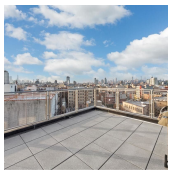
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,650,000
<b>SqFt</b>	1,996	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,328	<b>Taxes</b>	\$1,217	<b>Maint</b>	\$571



### 371 HANCOCK ST

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,200,000
<b>SqFt</b>	2,940	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$749	<b>Taxes</b>	\$195	<b>Maint</b>	N/A



### 305 UNION AVE #PHA

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,200,000
<b>SqFt</b>	1,597	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,378	<b>Taxes</b>	\$130	<b>Maint</b>	\$768



### 11 HOYT ST #23J

Downtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,075,000
<b>SqFt</b>	1,409	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,473	<b>Taxes</b>	\$1,379	<b>Maint</b>	\$1,487

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