

AUGUST 3 - AUGUST 9, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 18 contract signed this week, made up of 8 condos, 2 co-op, and 8 houses. The previous week saw 12 deals.

\$3,035,500

Average Asking Price

\$2,750,000

Median Asking Price

\$1,345

Average PPSF

2%

Average Discount

\$54,639,000

Total Volume

117

Average Days On Market

31 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$5,650,000. Represented by Compass, this historic townhouse offers 3 bedrooms (or 4, depending on configuration) and 4.5 bathrooms. It features a private garage and driveway, a landscaped front garden, a dual gas and wood-burning fireplace with French marble mantelpiece, and original trefoil windows. The parlor floor has an open, flexible layout, and is set with all new solid oak, radiant-heated floors. The master suite lies on the second floor and includes its own fireplace, designer lighting, dressing room and closets, and a spacious spa master bathroom. The rooftop deck spans more than 600 square feet and makes an excellent entertainment space. This home went into contract after 35 days.

Also signed this week was 200 Water Street #5B in DUMBO, with a last asking price of \$4,750,000. Represented by Compass as well, this condo was built in 2015 and spans more than 2,500 square feet with 3 beds and 3 baths. It features a 50-foot-long wall of floor-to-ceiling windows across the entire northern exposure, offering open sky, skyline, and river views, as well as a 811 square foot terrace with views of Manhattan, beamed ceilings, and radiant heated white oak flooring. The master suite offers a large walk-in closet and a palatial spa bathroom.

8

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,942,500

Average Asking Price

\$2,822,500

Average Asking Price

\$3,181,750

Average Asking Price

\$2,550,000

Median Asking Price

\$2,822,500

Median Asking Price

\$2,769,500

Median Asking Price

\$1,609

Average PPSF

\$1,538

Average PPSF

\$1,015

Average PPSF

1,818

Average SqFt

1,558

Average SqFt

3,250

Average SqFt



31 PROSPECT PK W

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,650,000
SqFt	2,603	Beds	4	Baths	4.5
PPSF	\$2,171	Taxes	\$2,091	Maint	N/A



200 WATER ST #5B

Dumbo

Type	Condo	Status	Contract	Ask	\$4,750,000
SqFt	2,578	Beds	3	Baths	3
PPSF	\$1,843	Taxes	\$2,397	Maint	\$2,682



155 NOBLE ST #2

Greenpoint

Type	Condo	Status	Contract	Ask	\$3,995,000
SqFt	2,531	Beds	4	Baths	3
PPSF	\$1,578	Taxes	N/A	Maint	N/A



382A CLINTON ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,900,000
SqFt	N/A	Beds	4	Baths	3.5
PPSF	N/A	Taxes	\$953	Maint	N/A



210 PACIFIC ST #3E

Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,400,000
SqFt	1,812	Beds	3	Baths	2.5
PPSF	\$1,877	Taxes	\$120	Maint	\$1,381



8 OLD FULTON ST #4N

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$3,250,000
SqFt	N/A	Beds	2	Baths	2
PPSF	N/A	Taxes	N/A	Maint	N/A

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753 UNION ST

Type Townhouse
Sqft 3,500
PPSF \$855

Status Contract
Beds 4
Taxes N/A

Park Slope

Ask \$2,995,000
Baths 3.5
Maint N/A



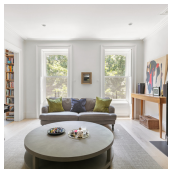
569 10 ST

Type Townhouse
Sqft 3,705
PPSF \$780

Status Contract
Beds 6
Taxes N/A

Park Slope

Ask \$2,889,000
Baths 3
Maint N/A



383 3 ST #2

Type Condo
Sqft 1,760
PPSF \$1,620

Status Contract
Beds 3
Taxes \$362

Park Slope

Ask \$2,850,000
Baths 2.5
Maint \$265



553 CLINTON ST

Type Townhouse
Sqft 4,610
PPSF \$575

Status Contract
Beds 7
Taxes \$786

Carroll Gardens

Ask \$2,650,000
Baths 4
Maint N/A



471 10 ST

Type Townhouse
Sqft 2,368
PPSF \$1,088

Status Contract
Beds 4
Taxes \$512

Park Slope

Ask \$2,575,000
Baths 2
Maint N/A



140 PRESIDENT ST

Type Townhouse
Sqft 3,360
PPSF \$730

Status Contract
Beds 5
Taxes \$648

Carroll Gardens

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

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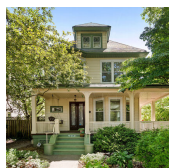


705 DRIGGS AVE #13

Williamsburg

Type	Coop	Status	Contract
Sqft	1,558	Beds	1
PPSF	\$1,538	Taxes	N/A

Ask	\$2,395,000
Baths	1
Maint	\$592



241 STRATFORD RD

Flatbush

Type	Townhouse	Status	Contract
Sqft	2,600	Beds	5
PPSF	\$902	Taxes	\$880

Ask	\$2,345,000
Baths	1.5
Maint	N/A

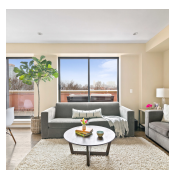


1 MONTGOMERY PL #8

Park Slope

Type	Condo	Status	Contract
Sqft	1,686	Beds	3
PPSF	\$1,335	Taxes	\$110

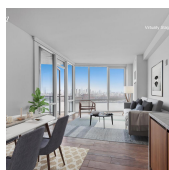
Ask	\$2,250,000
Baths	2
Maint	\$742



100 CONGRESS ST #407/507

Type	Condo	Status	Contract
Sqft	1,619	Beds	3
PPSF	\$1,356	Taxes	\$85

Ask	\$2,195,000
Baths	2.5
Maint	\$1,493



21 INDIA ST #28K

Greenpoint

Type	Condo	Status	Contract
Sqft	1,124	Beds	2
PPSF	\$1,824	Taxes	\$16

Ask	\$2,050,000
Baths	2
Maint	\$1,488



76 SCHERMERHORN ST #2A

Downtown Brooklyn

Type	Condo	Status	Contract
Sqft	1,429	Beds	3
PPSF	\$1,435	Taxes	\$153

Ask	\$2,050,000
Baths	2
Maint	\$1,804

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