

SEPTEMBER 8 - 13, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 10 contract signed this week, made up of 5 condos, and 5 houses. The previous week saw 15 deals.

\$3,289,300

Average Asking Price

\$3,274,500

Median Asking Price

\$1,170

Average PPSF

3%

Average Discount

\$32,893,000

Total Volume

162

Average Days On Market

141 Saint James Place in Clinton Hill entered contract this week, with a last asking price of \$4,250,000. This modernized Italianate brownstone was built in 1871 and spans approximately 3,800 square feet with 5 beds and 4.5 baths. The parlor floor features 11-foot ceilings, two marble fireplaces, ornate plasterwork, and inlaid floors. The open kitchen is configured with custom walnut cabinetry, Miele appliances, and Calacatta Gold marble countertops. The master floor has high ceilings, exposed beams, oak flooring, and two skylights, and the master bath contains a clawfoot tub, and walk-in shower with marble floor tiles.

Also signed this week was 380 Degraw Street in Carroll Gardens, with a last asking price of \$4,075,000. This brownstone was built in 1899 and spans nearly 3,700 square feet over four stories, with 5 beds and 3 baths. At 20 feet wide and 46 feet deep on a 100-foot lot, this townhouse offers an excellent floor plan and features high ceilings, maintained original moldings, and parquet flooring. The kitchen is equipped with high-end appliances and built-in storage, and also opens to a large deck with stairs descending to the lush, irrigated garden. Going upstairs, each bedroom is oversized with enough space for a king-sized bed. A home office, windowed dressing room, laundry and more are also found on this level. Additional features include decorative fireplaces and original shutters throughout the house, and a full-height cellar.

5

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,913,600

Average Asking Price

\$0

Average Asking Price

\$3,665,000

Average Asking Price

\$2,799,000

Median Asking Price

\$0

Median Asking Price

\$3,750,000

Median Asking Price

\$1,263

Average PPSF

N/A

Average PPSF

\$1,054

Average PPSF

2,326

Average SqFt

N/A

Average SqFt

3,822

Average SqFt



141 ST JAMES PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	3,800	Beds	5	Baths	4.5
PPSF	\$1,119	Taxes	\$624	Maint	N/A



380 DE GRAW ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$4,075,000
SqFt	3,200	Beds	5	Baths	3
PPSF	\$1,274	Taxes	\$1,139	Maint	N/A



155 NOBLE ST # 2

Greenpoint

Type	Condo	Status	Contract	Ask	\$3,995,000
SqFt	2,531	Beds	4	Baths	3
PPSF	\$1,579	Taxes	\$734	Maint	\$729



119 BERGEN ST

Boerum Hill

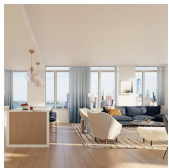
Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	3,200	Beds	7	Baths	3
PPSF	\$1,172	Taxes	\$637	Maint	N/A



248 HENRY ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$3,300,000
SqFt	5,085	Beds	7	Baths	6
PPSF	\$649	Taxes	N/A	Maint	N/A



1 CLINTON ST #18C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,249,000
SqFt	1,981	Beds	3	Baths	2
PPSF	\$1,641	Taxes	\$2,017	Maint	\$1,820

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1304 8 AVE

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

Park Slope

Ask	\$2,950,000
Baths	4
Maint	N/A



360 FURMAN ST #601/602

Type	Condo	Status	Contract
Sqft	2,440	Beds	4
PPSF	\$1,148	Taxes	\$925

Brooklyn Heights

Ask	\$2,799,000
Baths	3
Maint	\$2,800



363 DOUGLASS ST #1

Type	Condo	Status	Contract
Sqft	2,206	Beds	3
PPSF	\$1,066	Taxes	\$1

Park Slope

Ask	\$2,350,000
Baths	2
Maint	\$581



446 3 ST #1

Type	Condo	Status	Contract
Sqft	2,471	Beds	2
PPSF	\$881	Taxes	\$6

Park Slope

Ask	\$2,175,000
Baths	2
Maint	\$580

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