

SEPTEMBER 14 - 20, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 16 contract signed this week, made up of 3 condos, and 13 houses. The previous week saw 10 deals.

\$2,826,750

Average Asking Price

\$2,422,000

Median Asking Price

\$1,027

Average PPSF

4%

Average Discount

\$45,228,000

Total Volume

128

Average Days On Market

315 Adelphi Street in Fort Greene entered contract this week, with a last asking price of \$4,600,000. This 22-foot wide brownstone was built in 1867 in the Italianate style and spans approximately 4,000 square feet with 5 beds and 3.5 baths. The double parlor offers 11-foot ceilings, 7-inch-wide white oak floors, an ornate fireplace mantel, a glass-front book cabinet, full-height, historic-landmark windows, and coffered, dark-stained oak ceilings. The kitchen is equipped with high-end appliances and a massive island, and opens to a 1,056 square foot garden with a reflecting pool & fountain centerpiece. The upper levels are fully-equipped, floor-through apartments.

Also signed this week was 209 Dean Street in Boerum Hill, with a last asking price of \$4,000,000. This pre-war townhome is situated on a block with fourteen homogeneous homes and spans 3,780 square feet with 5 beds and 3 baths. It features an number of historic details, including ceiling moldings, shutters, 7 marble fireplaces, and floor-to-ceiling windows, as well as modern upgrades such as central air conditioning, a chef's kitchen with dual dishwashers, high-end appliances, and a wine cellar.

3

Condo Deal(s)

0

Co-op Deal(s)

13

Townhouse Deal(s)

\$2,715,000

Average Asking Price

\$0

Average Asking Price

\$2,852,539

Average Asking Price

\$2,195,000

Median Asking Price

\$0

Median Asking Price

\$2,549,000

Median Asking Price

\$1,523

Average PPSF

N/A

Average PPSF

\$892

Average PPSF

1,761

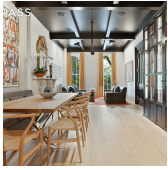
Average SqFt

N/A

Average SqFt

3,388

Average SqFt



315 ADELPHI ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$4,600,000
SqFt	4,000	Beds	5	Baths	3
PPSF	\$1,150	Taxes	\$1,250	Maint	N/A



209 DEAN ST

Boerum Hill

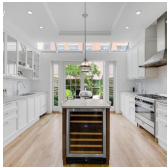
Type	Townhouse	Status	Contract	Ask	\$4,000,000
SqFt	3,780	Beds	5	Baths	3
PPSF	\$1,059	Taxes	\$1,240	Maint	N/A



1 PROSPECT PK W #4B

Park Slope

Type	Condo	Status	Contract	Ask	\$3,825,000
SqFt	2,144	Beds	3	Baths	3.5
PPSF	\$1,785	Taxes	\$2,607	Maint	\$2,291



347 STATE ST

Boerum Hill

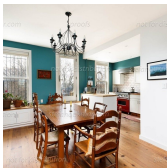
Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	3,757	Beds	3	Baths	3.5
PPSF	\$999	Taxes	\$1,164	Maint	N/A



121 MAC DONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,999,000
SqFt	4,018	Beds	7	Baths	3.5
PPSF	\$747	Taxes	\$502	Maint	N/A



74 UNION ST

Columbia St Waterfront District

Type	Townhouse	Status	Contract	Ask	\$2,895,000
SqFt	N/A	Beds	5	Baths	4
PPSF	N/A	Taxes	\$214	Maint	N/A

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1002 BERGEN ST

Crown Heights

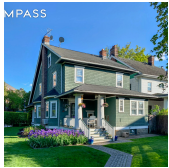
Type	Townhouse	Status	Contract	Ask	\$2,850,000
Sqft	3,327	Beds	4	Baths	5
PPSF	\$857	Taxes	\$352	Maint	N/A



756 LINCOLN PL

Crown Heights

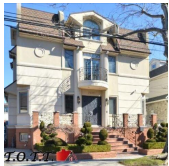
Type	Townhouse	Status	Contract	Ask	\$2,549,000
Sqft	2,700	Beds	10	Baths	6
PPSF	\$944	Taxes	\$570	Maint	N/A



1725 NEWKIRK AVE

Flatbush

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,166	Beds	5	Baths	2
PPSF	\$1,060	Taxes	\$586	Maint	N/A



2235 E 64 ST

Mill Basin

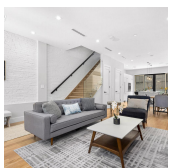
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	5,000	Beds	6	Baths	4.5
PPSF	\$459	Taxes	N/A	Maint	N/A



121 SKILLMAN AVE

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,245,000
Sqft	1,872	Beds	3	Baths	2.5
PPSF	\$1,200	Taxes	\$479	Maint	N/A



546 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,225,000
Sqft	3,192	Beds	5	Baths	7
PPSF	\$698	Taxes	\$266	Maint	N/A

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293 HALSEY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,450	Beds	5
PPSF	\$637	Taxes	N/A

Ask	\$2,195,000
Baths	6
Maint	N/A



50 1 PL #3

Bedford Stuyvesant

Type	Condo	Status	Contract
Sqft	1,425	Beds	3
PPSF	\$1,541	Taxes	\$308

Ask	\$2,195,000
Baths	2
Maint	\$716



619 MORGAN AVE

Greenpoint

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Taxes	N/A

Ask	\$2,185,000
Baths	3
Maint	N/A



318 13 ST #1

Park Slope

Type	Condo	Status	Contract
Sqft	1,713	Beds	2
PPSF	\$1,241	Taxes	\$31

Ask	\$2,125,000
Baths	2
Maint	\$449

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