

OCTOBER 5 - 11, 2020

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 12 contracts signed this week, made up of 4 condos, 1 co-op, and 7 houses. The previous week saw 11 deals.

\$3,277,084

Average Asking Price

\$2,975,000

Median Asking Price

\$1,113

Average PPSF

3%

Average Discount

\$39,325,000

Total Volume

125

Average Days On Market

1 Prospect Park West #PHD in Park Slope entered contract this week, with a last asking price of \$6,500,000. This new development penthouse condo spans 3,175 square feet with 4 beds and 3.5 baths. It features 360 degree views and exposures, a 1,500 square foot private roof terrace, 10'6" ceilings, architecture & pre-war minimalism stylization from the 1920s, and much more. The kitchen, dining, and living rooms are separated by an open partition with curved arch details. The primary bedroom offers oversized windows with views of Prospect Park, while the primary bathroom is fitted with natural Novelda Cream limestone slab walls & flooring, and a free-standing bathtub.

Also signed this week was 557 9th Street in Park Slope, with a last asking price of \$3,950,000. This beautifully-renovated, Neo-Italian Renaissance limestone townhouse spans approximately 3,000 square feet with 5 beds and 3.5 baths. At 20.5 feet wide, it allows for large, well-proportioned rooms, and includes all new infrastructure & mechanicals, as well as two elegant outdoor spaces. It features 10-foot ceilings, oversized windows, Silestone countertops, high-end appliances, a kitchen-level deck which leads to a landscaped garden, radiant heat floors, and much more. The master suite offers an enormous bedroom with a bay of windows, a custom walk-in closet, and a luxurious, spa-like master bath.

4

Condo Deal(s)

1

Co-op Deal(s)

7

Townhouse Deal(s)

\$3,786,250

Average Asking Price

\$3,710,000

Average Asking Price

\$2,924,286

Average Asking Price

\$3,225,000

Median Asking Price

\$3,710,000

Median Asking Price

\$2,750,000

Median Asking Price

\$1,533

Average PPSF

N/A

Average PPSF

\$872

Average PPSF

2,408

Average SqFt

N/A

Average SqFt

3,462

Average SqFt



1 PROSPECT PK W #PHD

Type	Condo	Status	Contract
SqFt	3,175	Beds	4
PPSF	\$2,048	Taxes	\$4,248

Park Slope

Ask	\$6,500,000
Baths	3.5
Maint	\$3,733

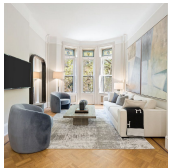


557 9 ST

Type	Townhouse	Status	Contract
SqFt	3,000	Beds	5
PPSF	\$1,317	Taxes	N/A

Park Slope

Ask	\$3,950,000
Baths	3
Maint	N/A



28 PIERREPONT ST #1/2

Type	Coop	Status	Contract
SqFt	N/A	Beds	3
PPSF	N/A	Taxes	N/A

Brooklyn Heights

Ask	\$3,710,000
Baths	3
Maint	N/A



117 3 PL #TRIPLEX

Type	Condo	Status	Contract
SqFt	2,947	Beds	3
PPSF	\$1,256	Taxes	\$1,003

Carroll Gardens

Ask	\$3,700,000
Baths	3
Maint	\$716

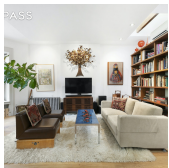


87 ST MARKS AVE

Type	Townhouse	Status	Contract
SqFt	4,190	Beds	8
PPSF	\$858	Taxes	\$1,136

Prospect Heights

Ask	\$3,595,000
Baths	4.5
Maint	N/A



152 UNDERHILL AVE

Type	Townhouse	Status	Contract
SqFt	3,321	Beds	5
PPSF	\$964	Taxes	\$1,253

Prospect Heights

Ask	\$3,200,000
Baths	3
Maint	N/A

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817 DEAN ST

Crown Heights

Type	Townhouse	Status	Contract
Sqft	4,500	Beds	4
PPSF	\$612	Taxes	\$816

Ask	\$2,750,000
Baths	4.5
Maint	N/A

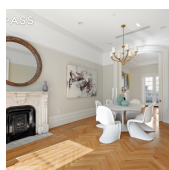


1 PROSPECT PK W #3D

Park Slope

Type	Condo	Status	Contract
Sqft	1,993	Beds	3
PPSF	\$1,380	Taxes	\$2,150

Ask	\$2,750,000
Baths	2.5
Maint	\$1,890

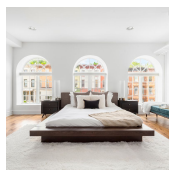


623 ST MARKS AVE

Crown Heights

Type	Townhouse	Status	Contract
Sqft	3,800	Beds	5
PPSF	\$698	Taxes	\$1,188

Ask	\$2,650,000
Baths	5
Maint	N/A

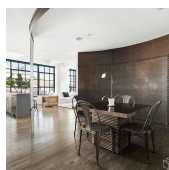


164 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,317	Beds	6
PPSF	\$701	Taxes	\$607

Ask	\$2,325,000
Baths	4
Maint	N/A



37 BRIDGE ST #6B

Vinegar Hill

Type	Condo	Status	Contract
Sqft	1,516	Beds	3
PPSF	\$1,448	Taxes	\$1,174

Ask	\$2,195,000
Baths	2
Maint	\$1,183



228 S 2 ST

Williamsburg

Type	Townhouse	Status	Contract
Sqft	2,100	Beds	6
PPSF	\$952	Taxes	N/A

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

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