

OCTOBER 19 - 25, 2020

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 27 contracts signed this week, made up of 6 condos and 21 houses. The previous week saw 11 deals.

\$3,309,695

Average Asking Price

\$2,885,000

Median Asking Price

\$1,150

Average PPSF

2%

Average Discount

\$89,361,749

Total Volume

136

Average Days On Market

19 Strong Place in Cobble Hill entered contract this week, with a last asking price of \$6,500,000. This 25-foot wide brownstone spans 6,080 square feet with 8 beds and 4 baths. The parlor floor features high ceilings, original details, hardwood floors, and a wood-burning fireplace. The chef's kitchen offers high-end appliances, along with granite countertops, and custom built-in storage. Climbing the staircase leads to the second floor with three bedrooms, including the master, which has a walk-in closet, an attached terrace, and marble en-suite bath. It also offers a well-maintained backyard garden.

Also signed this week was 161 Warren Street in Cobble Hill, with a last asking price of \$6,495,000. This nearly 25-foot wide classic, turnkey townhouse is one of thirty-three on this tree-lined block. The garden floor chef's kitchen is configured with an open layout, white shaker cabinetry, and elegant marble countertops, and also overlooks the multi-tiered garden. Going up to the third floor, the master bedroom suite features large custom closets, a sizable master bathroom, two private office, and a lounge area.

6

Condo Deal(s)

0

Co-op Deal(s)

21

Townhouse Deal(s)

\$2,671,292

Average Asking Price

\$0

Average Asking Price

\$3,492,096

Average Asking Price

\$2,667,500

Median Asking Price

\$0

Median Asking Price

\$2,995,000

Median Asking Price

\$1,375

Average PPSF

N/A

Average PPSF

\$1,047

Average PPSF

2,014

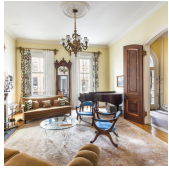
Average SqFt

N/A

Average SqFt

3,555

Average SqFt



19 STRONG PL

Cobble Hill

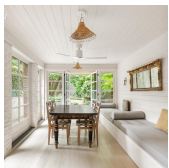
Type	Townhouse	Status	Contract	Ask	\$6,500,000
SqFt	6,080	Beds	8	Baths	4
PPSF	\$1,069	Fees	\$1,241	DOM	125



161 WARREN ST

Cobble Hill

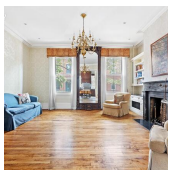
Type	Townhouse	Status	Contract	Ask	\$6,495,000
SqFt	4,800	Beds	5	Baths	3
PPSF	\$1,354	Fees	\$1,406	DOM	29



331 WASHINGTON AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$4,595,000
SqFt	N/A	Beds	4	Baths	4
PPSF	N/A	Fees	N/A	DOM	90



334 DEGRAW ST

Carroll Gardens

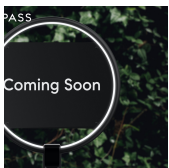
Type	Townhouse	Status	Contract	Ask	\$4,495,000
SqFt	N/A	Beds	7	Baths	4
PPSF	N/A	Fees	N/A	DOM	35



36 ORANGE ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,350,000
SqFt	2,840	Beds	4	Baths	3
PPSF	\$1,532	Fees	\$2,106	DOM	76



286 PK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	3,992	Beds	6	Baths	3
PPSF	\$1,065	Fees	N/A	DOM	9

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282 PK PL

Prospect Heights

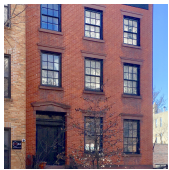
Type	Townhouse	Status	Contract	Ask	\$4,195,000
Sqft	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	N/A	DOM	119



214 WYCKOFF ST

Boerum Hill

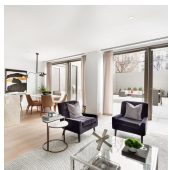
Type	Townhouse	Status	Contract	Ask	\$3,650,000
Sqft	3,024	Beds	3	Baths	2
PPSF	\$1,208	Fees	\$554	DOM	64



352 STATE ST

Boerum Hill

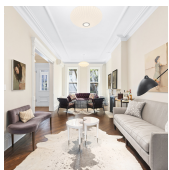
Type	Townhouse	Status	Contract	Ask	\$3,500,000
Sqft	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	N/A	DOM	218



138 N 10 ST # THB

Williamsburg

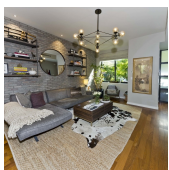
Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	2,177	Beds	2	Baths	2
PPSF	\$1,493	Fees	\$2,287	DOM	N/A



469 8 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,095,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$1,240	DOM	29



80 METROPOLITAN AVE # THB

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,999,000
Sqft	2,369	Beds	3	Baths	2.5
PPSF	\$1,266	Fees	\$1,880	DOM	82

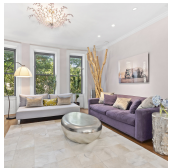
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319 CARROLL ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	2,360	Beds	4	Baths	3.5
PPSF	\$1,269	Fees	N/A	DOM	20



441 3 ST #3

Park Slope

Type	Condo	Status	Contract	Ask	\$2,885,000
Sqft	2,500	Beds	4	Baths	2.5
PPSF	\$1,154	Fees	N/A	DOM	114



261 11 ST

Park Slope

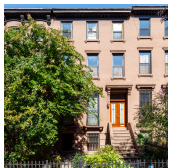
Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$599	DOM	87



351 HOYT ST

Gowanus

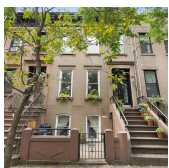
Type	Multihouse	Status	Contract	Ask	\$2,750,000
Sqft	2,580	Beds	5	Baths	2.5
PPSF	\$1,066	Fees	\$750	DOM	N/A



197 PK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$2,700,000
Sqft	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$790	DOM	6

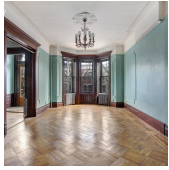


506 CLINTON ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	2,800	Beds	3	Baths	2
PPSF	\$963	Fees	\$548	DOM	34

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56 SHERMAN ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Fees	N/A

Windsor Terrace

Ask	\$2,550,000
Baths	3
DOM	188



516 CLINTON ST

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

Carroll Gardens

Ask	\$2,495,000
Baths	3
DOM	561

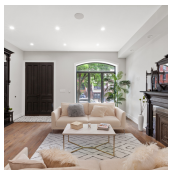


342 2 ST #4E

Type	Condo	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$1,997

Park Slope

Ask	\$2,450,000
Baths	2
DOM	N/A

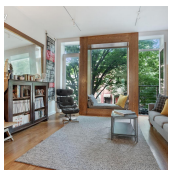


527A HANCOCK ST

Type	Townhouse	Status	Contract
Sqft	3,550	Beds	7
PPSF	\$691	Fees	\$699

Bedford Stuyvesant

Ask	\$2,449,999
Baths	5.5
DOM	708

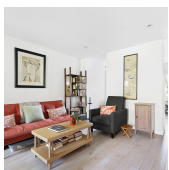


338 22 ST

Type	Townhouse	Status	Contract
Sqft	3,474	Beds	5
PPSF	\$674	Fees	N/A

Greenwood Heights

Ask	\$2,325,000
Baths	4
DOM	91



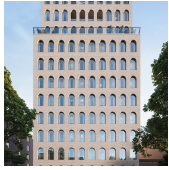
447 SACKETT ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	N/A
PPSF	N/A	Fees	N/A

Gowanus

Ask	\$2,250,000
Baths	N/A
DOM	127

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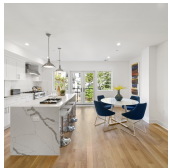


243 4 AVE #6 B

Type	Condo	Status	Contract
Sqft	1,648	Beds	3
PPSF	\$1,365	Fees	\$2,207

Park Slope

Ask	\$2,249,000
Baths	3.5
DOM	314



199 HALSEY ST #THSE

Type	Multihouse	Status	Contract
Sqft	3,600	Beds	7
PPSF	\$625	Fees	N/A

Bedford Stuyvesant

Ask	\$2,249,000
Baths	4.5
DOM	105



2 NORTHSIDE PIERS #14 A

Type	Condo	Status	Contract
Sqft	1,376	Beds	2
PPSF	\$1,596	Fees	\$1,155

Williamsburg

Ask	\$2,194,750
Baths	2
DOM	23

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