

**NOVEMBER 9 - 15, 2020**

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 12 contracts signed this week, made up of 2 condos and 10 houses. The previous week saw 19 contracts signed.

**\$3,152,084**

Average Asking Price

**\$3,092,500**

Median Asking Price

**\$1,185**

Average PPSF

**4%**

Average Discount

**\$37,825,000**

Total Volume

**99**

Average Days On Market

7A 2nd Place in Carroll Gardens entered contract this week, with a last asking price of \$4,395,000. This gut-renovated townhouse embraces past and present with original architectural details and bespoke modern touches, and offers 5 beds and 3.5 baths. The first level features high ceilings with classic tin-tile detail, designer lighting, custom millwork, and refinished wide-plank floors. The sun-filled living room includes a gas fireplace and French doors open to a large deck. The owner's suite resides on the top floor and has a boutique-inspired custom closet and a relaxing spa bath.

Also signed this week was 17 Polhemus Place in Park Slope, with a last asking price of \$3,635,000. This Romanesque Revival townhouse was constructed in the 1890s and spans 3,180 square feet with 6 beds and 3 baths. Its classic high-stoop entry and stained glass windows welcome you to the parlor floor, which features ornate moldings, 11-foot ceilings, and inlaid floors. The bright-windowed kitchen is directly off the dining room, where French doors open to a deck with a spiral staircase leading to the brick patio and private garden. The bedrooms lie on the upper floors and offer modern bathrooms, built-in shutters, and decorative fireplaces, as well as one opening to a spacious 100-square-foot terrace with patio views.

**2**

Condo Deal(s)

**0**

Co-op Deal(s)

**10**

Townhouse Deal(s)

**\$2,970,000**

Average Asking Price

**\$0**

Average Asking Price

**\$3,188,500**

Average Asking Price

**\$2,970,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,092,500**

Median Asking Price

**\$1,633**

Average PPSF

**N/A**

Average PPSF

**\$1,057**

Average PPSF

**1,830**

Average SqFt

**N/A**

Average SqFt

**3,173**

Average SqFt



## 7A 2 PL

### Carroll Gardens

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,395,000
<b>SqFt</b>	2,880	<b>Beds</b>	N/A	<b>Baths</b>	N/A
<b>PPSF</b>	\$1,526	<b>Fees</b>	N/A	<b>DOM</b>	55



## 17 POLHEMUS PL

### Park Slope

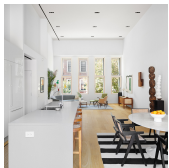
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,635,000
<b>SqFt</b>	3,180	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$1,143	<b>Fees</b>	\$844	<b>DOM</b>	36



## 382 STERLING PL

### Prospect Heights

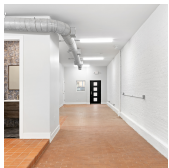
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,595,000
<b>SqFt</b>	3,756	<b>Beds</b>	4	<b>Baths</b>	1.5
<b>PPSF</b>	\$958	<b>Fees</b>	\$794	<b>DOM</b>	38



## 285 GRAND ST #PHA

### Williamsburg

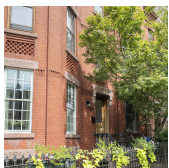
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>SqFt</b>	2,204	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,589	<b>Fees</b>	\$2,297	<b>DOM</b>	93



## 197 WAVERLY AVE

### Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,495,000
<b>SqFt</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	N/A	<b>DOM</b>	314



## 385 14 ST

### Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,200,000
<b>SqFt</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$538	<b>DOM</b>	60

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## 90 4 PL

**Type** Townhouse  
**Sqft** 3,528  
**PPSF** \$847

**Status** Contract  
**Beds** 6  
**Fees** \$611

## Carroll Gardens

**Ask** \$2,985,000  
**Baths** 5  
**DOM** 120



## 1860 BEDFORD AVE

**Type** Townhouse  
**Sqft** 4,400  
**PPSF** \$636

**Status** Contract  
**Beds** 5  
**Fees** \$1,000

## Prospect Lefferts Gardens

**Ask** \$2,795,000  
**Baths** 4.5  
**DOM** 78



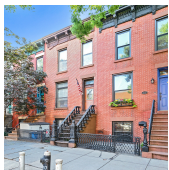
## 561 UNION ST

**Type** Townhouse  
**Sqft** N/A  
**PPSF** N/A

**Status** Contract  
**Beds** 3  
**Fees** N/A

## Gowanus

**Ask** \$2,695,000  
**Baths** 2  
**DOM** 105



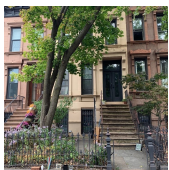
## 514 6 AVE

**Type** Townhouse  
**Sqft** 2,160  
**PPSF** \$1,202

**Status** Contract  
**Beds** 4  
**Fees** \$452

## Park Slope

**Ask** \$2,595,000  
**Baths** 2.5  
**DOM** 71



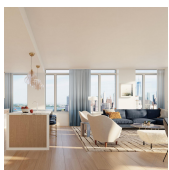
## 461 EIGHTH ST

**Type** Townhouse  
**Sqft** 2,304  
**PPSF** \$1,082

**Status** Contract  
**Beds** 4  
**Fees** \$531

## Park Slope

**Ask** \$2,495,000  
**Baths** 2.5  
**DOM** 44



## 1 CLINTON ST #9C

**Type** Condo  
**Sqft** 1,456  
**PPSF** \$1,676

**Status** Contract  
**Beds** 2  
**Fees** \$2,712

## Brooklyn Heights

**Ask** \$2,440,000  
**Baths** 2  
**DOM** 163

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