

NOVEMBER 23 - 29, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 15 contracts signed this week, made up of 3 condos, 1 co-op, and 11 houses. The previous week saw 25 deals.

\$3,262,734

Average Asking Price

\$2,795,000

Median Asking Price

\$956

Average PPSF

2%

Average Discount

\$48,941,000

Total Volume

171

Average Days On Market

48 Willow Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,950,000. This brownstone was built in 1965 and offers an amazing 37-foot wide corner lot, and spans approximately 5,000 square feet with 6 beds and 7 baths. It features a distinctive exterior, a Japanese garden, a wood-burning fireplace, custom millwork, floating walls, high ceilings, wood & stone floors, and much more. The loft-like main floor has a floor-to-ceiling glass wall, and is oriented around the huge backyard. Floor-to-ceiling windows are also found throughout the rest of the house and provide skyline views and excellent sunsets.

Also signed this week was 568 First Street in Park Slope, with a last asking price of \$5,900,000. This neo-Italian limestone townhouse was built in 1910, resides on a 20-foot wide lot, and spans 5,777 square feet with 7 beds, 3 baths, and 2 half baths. Its elegant double parlor gracefully leads into the formal dining room, with a full-width, south-facing kitchen. It features an English basement with a large family area, complete with built-in organization, a media room, a large utility room, and much more. Each of the three bedroom levels is equipped with a full bath, which are configured with new marble vanities.

3

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,591,334

Average Asking Price

\$2,495,000

Average Asking Price

\$3,515,637

Average Asking Price

\$2,399,000

Median Asking Price

\$2,495,000

Median Asking Price

\$2,985,000

Median Asking Price

\$1,104

Average PPSF

\$1,248

Average PPSF

\$850

Average PPSF

2,469

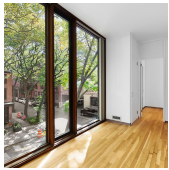
Average SqFt

2,000

Average SqFt

4,270

Average SqFt



48 WILLOW PL

Brooklyn Heights

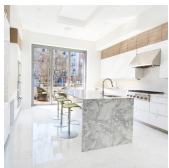
Type	Townhouse	Status	Contract	Ask	\$6,950,000
SqFt	5,000	Beds	6	Baths	7
PPSF	\$1,390	Fees	N/A	DOM	37



568 1 ST

Park Slope

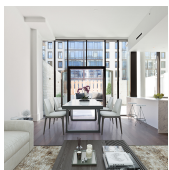
Type	Townhouse	Status	Contract	Ask	\$5,900,000
SqFt	5,777	Beds	7	Baths	4
PPSF	\$1,022	Fees	N/A	DOM	262



328 PRESIDENT ST

Gowanus

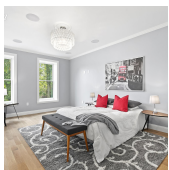
Type	Townhouse	Status	Contract	Ask	\$3,795,000
SqFt	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	N/A	DOM	163



OOSTEN (429 KENT AVE) #TH14

Williamsburg

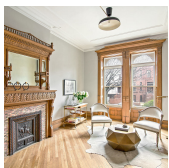
Type	Condo	Status	Contract	Ask	\$3,200,000
SqFt	3,300	Beds	4	Baths	3
PPSF	\$970	Fees	\$6,125	DOM	231



1635 EIGHTH AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,150,000
SqFt	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	N/A	DOM	66



607 JEFFERSON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,998,000
SqFt	N/A	Beds	6	Baths	3
PPSF	N/A	Fees	\$443	DOM	75

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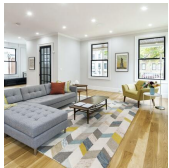


90 4 PL

Type	Townhouse	Status	Contract
Sqft	3,528	Beds	6
PPSF	\$847	Fees	N/A

Carroll Gardens

Ask	\$2,985,000
Baths	5
DOM	130

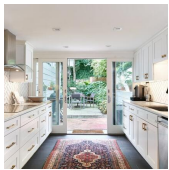


115 FENIMORE ST

Type	Townhouse	Status	Contract
Sqft	4,800	Beds	6
PPSF	\$583	Fees	\$673

Prospect Lefferts Gardens

Ask	\$2,795,000
Baths	5
DOM	224



168 ST JAMES PL

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$435

Clinton Hill

Ask	\$2,750,000
Baths	2.5
DOM	736

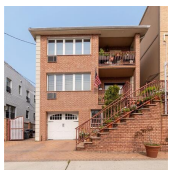


534 CARLTON AVE

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	5
PPSF	\$737	Fees	N/A

Prospect Heights

Ask	\$2,650,000
Baths	3
DOM	125

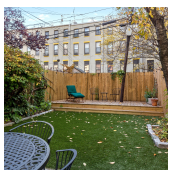


1137 67 ST

Type	Multihouse	Status	Contract
Sqft	4,500	Beds	11
PPSF	\$567	Fees	N/A

Dyker Heights

Ask	\$2,550,000
Baths	3
DOM	N/A



50 STERLING PL #1

Type	Coop	Status	Contract
Sqft	2,000	Beds	3
PPSF	\$1,248	Fees	\$837

Park Slope

Ask	\$2,495,000
Baths	2
DOM	15

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278 NASSAU AVE #4A

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,399,000
Sqft	2,555	Beds	3	Baths	4.5
PPSF	\$938	Fees	\$1,657	DOM	160



77 DOUGLASS ST #2

Gowanus

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,551	Beds	3	Baths	2
PPSF	\$1,403	Fees	\$429	DOM	74



196 PULASKI ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,149,000
Sqft	2,679	Beds	5	Baths	3.5
PPSF	\$803	Fees	\$220	DOM	92

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