

DECEMBER 7 - 13, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 19 contracts signed this week, made up of 4 condos and 15 houses. The previous week saw 26 deals.

**\$2,632,850**

Average Asking Price

**\$2,499,500**

Median Asking Price

**\$1,026**

Average PPSF

**3%**

Average Discount

**\$50,024,140**

Total Volume

**224**

Average Days On Market

202 North 8th Street in Williamsburg entered contract this week, with a last asking price of \$3,999,000. This 4-story house sits on a 25-foot wide lot and spans 4,040 square feet with 5 beds and 4 full baths. Completely renovated, it offers all the comforts expected in a 2020 home, such as central heat and air, a laundry room, new windows, and is now equipped with new structural elements, electrical, and plumbing. The kitchen level is configured with a chef's kitchen, floor-to-ceiling windows with a double sliding glass door that leads to the garden, and a finished basement below. The third floor holds the master king-size master suite, featuring double exposures, a large walk-in closet/dressing room, a master bath with soaking tub and walk-in shower, and a side terrace & outdoor space.

Also signed this week was 115 Milton Street in Greenpoint, with a last asking price of \$3,750,000. This two-story home has a 62-foot deep by 20.5-foot wide footprint and spans 3,720 square feet with 4 beds and 2.5 baths. It features original vestibule floor tiles, restored original wood floors, original exposed brick, wood beams & thick moldings, original staircase, railings & banister, and original stained glass skylights. The kitchen was custom crafted and includes solid-plan red oak countertops & shelving made from Georgia pine, and also has high-end appliances, and a breakfast nook with built-in seating. The front master bedroom features dual exposures, home office, and a large walk-in closet.

**4**

Condo Deal(s)

**0**

Co-op Deal(s)

**15**

Townhouse Deal(s)

**\$2,591,910**

Average Asking Price

**\$0**

Average Asking Price

**\$2,643,767**

Average Asking Price

**\$2,617,500**

Median Asking Price

**\$0**

Median Asking Price

**\$2,499,000**

Median Asking Price

**\$1,543**

Average PPSF

**N/A**

Average PPSF

**\$838**

Average PPSF

**1,816**

Average SqFt

**N/A**

Average SqFt

**3,249**

Average SqFt



**202 N 8 ST**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,999,000
<b>SqFt</b>	4,040	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$990	<b>Fees</b>	\$599	<b>DOM</b>	328



**115 MILTON ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>SqFt</b>	3,720	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,009	<b>Fees</b>	\$708	<b>DOM</b>	127



**222 KANE ST**

**Cobble Hill**

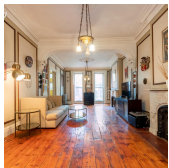
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,450,000
<b>SqFt</b>	N/A	<b>Beds</b>	N/A	<b>Baths</b>	N/A
<b>PPSF</b>	N/A	<b>Fees</b>	N/A	<b>DOM</b>	101



**BROOKLYN POINT (1 CITY POINT) #63A**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,837,640
<b>SqFt</b>	1,181	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$2,403	<b>Fees</b>	N/A	<b>DOM</b>	335



**488 STATE ST**

**Boerum Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,784,000
<b>SqFt</b>	3,673	<b>Beds</b>	5	<b>Baths</b>	2.5
<b>PPSF</b>	\$758	<b>Fees</b>	\$911	<b>DOM</b>	23



**550 VANDERBILT AVE #1020**

**Prospect Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,660,000
<b>SqFt</b>	1,748	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,522	<b>Fees</b>	\$2,125	<b>DOM</b>	99

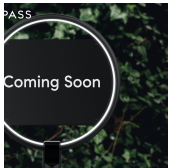
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**378 GREENE AVE**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	4,180	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$634	<b>Fees</b>	\$422	<b>DOM</b>	425



**134 BERKELEY PL # 1**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,575,000
<b>Sqft</b>	2,273	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,133	<b>Fees</b>	\$1,002	<b>DOM</b>	79



**479 11 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	3,168	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$790	<b>Fees</b>	\$633	<b>DOM</b>	24



**346 VAN BRUNT ST**

**Red Hook**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,500
<b>Sqft</b>	3,000	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$834	<b>Fees</b>	N/A	<b>DOM</b>	63



**369 2 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,000
<b>Sqft</b>	2,668	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$937	<b>Fees</b>	\$538	<b>DOM</b>	321



**153 MONROE ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	2,880	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$832	<b>Fees</b>	N/A	<b>DOM</b>	246

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**16 ST MARKS PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,600	<b>Beds</b>	10
<b>PPSF</b>	\$662	<b>Fees</b>	\$410

**Boerum Hill**

<b>Ask</b>	\$2,380,000
<b>Baths</b>	5.5
<b>DOM</b>	497



**307 WARREN ST #1**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,062	<b>Beds</b>	3
<b>PPSF</b>	\$1,113	<b>Fees</b>	\$1,513

**Carroll Gardens**

<b>Ask</b>	\$2,295,000
<b>Baths</b>	2
<b>DOM</b>	145



**337 20 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$168

**Greenwood**

<b>Ask</b>	\$2,250,000
<b>Baths</b>	2.5
<b>DOM</b>	437

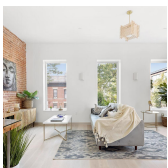


**214 BERGEN ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$568

**Boerum Hill**

<b>Ask</b>	\$2,200,000
<b>Baths</b>	2
<b>DOM</b>	30

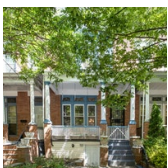


**105 CLIFTON PL**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	2,700	<b>Beds</b>	5
<b>PPSF</b>	\$815	<b>Fees</b>	\$450

**Bedford Stuyvesant**

<b>Ask</b>	\$2,200,000
<b>Baths</b>	4
<b>DOM</b>	730



**31 HOWARD PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	N/A

**Windsor Terrace**

<b>Ask</b>	\$2,100,000
<b>Baths</b>	2
<b>DOM</b>	109

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**341 LEONARD ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,100	<b>Beds</b>	4
<b>PPSF</b>	\$953	<b>Fees</b>	\$400

**Williamsburg**

<b>Ask</b>	\$2,000,000
<b>Baths</b>	4
<b>DOM</b>	128

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