

DECEMBER 21 - 27, 2020

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 18 contracts signed this week, made up of 8 condos, 2 co-ops, and 8 houses. The previous week saw 18 deals as well.

\$3,282,056

Average Asking Price

\$2,972,500

Median Asking Price

\$1,310

Average PPSF

4%

Average Discount

\$59,077,000

Total Volume

189

Average Days On Market

292 Hicks Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,995,000. This townhouse was built in 1930 and spans 3,360 square feet with 5 beds and 3 baths. Recently renovated, it is equipped with luxurious finishes, LED lighting, full smart home features, and a lovely garden. The backyard and garden are fully furnished, featuring Ipe wood benches and a fence, electrical outlets, lighting, and a raised bed for a true garden. The master suite is located on the third floor and is outfitted with two custom walk-through closets, a full-width bedroom, and a spacious master bathroom.

Also signed this week was Unit 30A at 1 Clinton Street located in Brooklyn Heights, with a last asking price of \$5,338,000. Built in 2020, this new development condo is one of 133 units and spans 2,308 square feet with 4 beds and 3.5 baths. The master suite lies in the western wing of the unit, and features a windowed, five-fixture marble clad bath and walk-in-closet. The unit is also setup with an open kitchen, and offers views of New York Harbor, Manhattan, and Cadman Plaza Park. The building provides outdoor areas, full-time staff, a large fitness center, and residents terrace.

8

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,424,000

Average Asking Price

\$3,175,000

Average Asking Price

\$3,166,875

Average Asking Price

\$3,342,500

Median Asking Price

\$3,175,000

Median Asking Price

\$2,850,000

Median Asking Price

\$1,726

Average PPSF

\$1,303

Average PPSF

\$948

Average PPSF

2,056

Average SqFt

2,480

Average SqFt

3,372

Average SqFt



292 HICKS ST

Brooklyn Heights

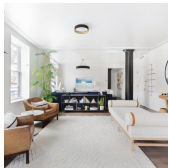
Type	Townhouse	Status	Contract	Ask	\$5,995,000
SqFt	3,360	Beds	5	Baths	3
PPSF	\$1,785	Fees	\$1,980	DOM	127



1 CLINTON ST #30A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$5,338,000
SqFt	2,308	Beds	4	Baths	3
PPSF	\$2,313	Fees	\$5,334	DOM	88



171 COLUMBIA HTS #5A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,395,000
SqFt	2,400	Beds	4	Baths	4.5
PPSF	\$1,832	Fees	\$6,283	DOM	338



1 CLINTON ST #22D

Brooklyn Heights

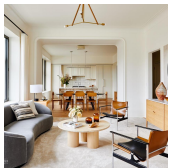
Type	Condo	Status	Contract	Ask	\$4,054,000
SqFt	2,176	Beds	3	Baths	2.5
PPSF	\$1,864	Fees	\$4,600	DOM	N/A



87 6 AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	4,100	Beds	7	Baths	4.5
PPSF	\$975	Fees	\$645	DOM	33



1 PROSPECT PK W #6B

Park Slope

Type	Condo	Status	Contract	Ask	\$3,995,000
SqFt	2,216	Beds	3	Baths	3.5
PPSF	\$1,803	Fees	\$5,088	DOM	27

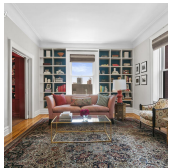
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35 PROSPECT PK W #14C

Park Slope

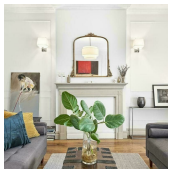
Type	Coop	Status	Contract	Ask	\$3,250,000
Sqft	2,830	Beds	3	Baths	3
PPSF	\$1,149	Fees	\$3,639	DOM	221



161 HENRY ST #5C

Brooklyn Heights

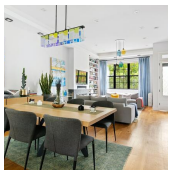
Type	Coop	Status	Contract	Ask	\$3,100,000
Sqft	2,130	Beds	4	Baths	2
PPSF	\$1,456	Fees	\$3,185	DOM	167



412 ADELPHI ST

Fort Greene

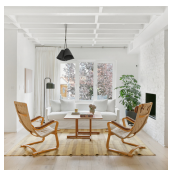
Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	2,960	Beds	4	Baths	3.5
PPSF	\$1,012	Fees	\$501	DOM	451



567 LAFAYETTE AVE

Bedford Stuyvesant

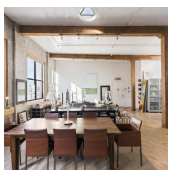
Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	4,311	Beds	6	Baths	5
PPSF	\$685	Fees	\$525	DOM	621



200 AINSLIE ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	2,600	Beds	4	Baths	3.5
PPSF	\$1,058	Fees	\$697	DOM	142



31 WASHINGTON ST #13

Dumbo

Type	Condo	Status	Contract	Ask	\$2,690,000
Sqft	1,731	Beds	3	Baths	2
PPSF	\$1,555	Fees	\$1,701	DOM	34

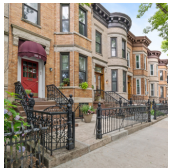
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129 N 3 ST #TH1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,943	Beds	3	Baths	3
PPSF	\$1,287	Fees	\$1,021	DOM	102



112A WINDSOR PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	3,245	Beds	5	Baths	3
PPSF	\$740	Fees	N/A	DOM	159



133 STERLING PL #4C

Park Slope

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,614	Beds	3	Baths	2.5
PPSF	\$1,422	Fees	\$1,600	DOM	197



38 HERKIMER ST

Bedford Stuyvesant

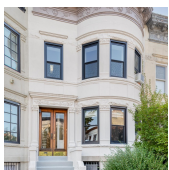
Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	3,200	Beds	8	Baths	5
PPSF	\$703	Fees	N/A	DOM	329



328 DEAN ST #1D

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,125,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	N/A	DOM	79



970 LINCOLN PL

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,000,000
Sqft	3,200	Beds	6	Baths	3
PPSF	\$625	Fees	\$304	DOM	98

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