

JAN 11 - 17, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 25 contracts signed this week, made up of 8 condos, and 17 houses. The previous week saw 15 deals.

**\$3,332,074**

Average Asking Price

**\$3,200,000**

Median Asking Price

**\$1,346**

Average PPSF

**6%**

Average Discount

**\$83,301,840**

Total Volume

**180**

Average Days On Market

Unit 9D at 1 Prospect Park West, located in Park Slope, entered contract this week, with a last asking price of \$5,925,000. This sponsor sale condo was originally built in the 1920s, but reimagined in 2020, and spans 3,176 square feet with 4 beds and 4.5 baths. It features exposures from all directions, 9-foot ceilings, reclaimed heart pinewood flooring, original architectural details and pre-war stylings, and much more. The kitchen is equipped with a set of fully-integrated, high-end appliances, and marble countertops & backsplash. The primary bedroom wing offers oversized windows, wall moldings, a bathroom with limestone slab walls & flooring, and a custom vanity.

Also signed this week was Unit 7A at 1 Prospect Park West, located in Park Slope, with a last asking price of \$4,650,000. This sponsor sale condo spans 2,433 square feet with 3 beds and 3.5 baths. It features northern and eastern exposures, high ceilings, an entry gallery with reclaimed heart pinewood flooring, curved arch details, and much more as detailed above. The building offers a fully-attended lobby, a roof terrace, lounge, and sun deck, a fitness studio, and a secure package room & private storage.

**8**

Condo Deal(s)

**0**

Co-op Deal(s)

**17**

Townhouse Deal(s)

**\$3,843,730**

Average Asking Price

**\$0**

Average Asking Price

**\$3,091,295**

Average Asking Price

**\$4,014,273**

Median Asking Price

**\$0**

Median Asking Price

**\$3,125,000**

Median Asking Price

**\$1,897**

Average PPSF

**N/A**

Average PPSF

**\$1,031**

Average PPSF

**2,083**

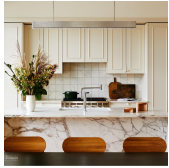
Average SqFt

**N/A**

Average SqFt

**3,089**

Average SqFt



**1 PROSPECT PK W #9D**

Park Slope

Type	Condo	Status	Contract	Ask	\$5,925,000
SqFt	3,176	Beds	4	Baths	4
PPSF	\$1,866	Fees	\$7,294	DOM	15



**1 PROSPECT PK W #7A**

Park Slope

Type	Condo	Status	Contract	Ask	\$4,650,000
SqFt	2,433	Beds	3	Baths	3.5
PPSF	\$1,912	Fees	\$5,755	DOM	47



**141 HENRY ST**

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,500,000
SqFt	4,200	Beds	6	Baths	2.5
PPSF	\$1,072	Fees	\$2,472	DOM	88



**1 PROSPECT PK W #3A**

Park Slope

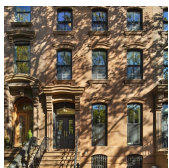
Type	Condo	Status	Contract	Ask	\$4,475,000
SqFt	2,636	Beds	4	Baths	3.5
PPSF	\$1,698	Fees	\$5,877	DOM	44



**1 PROSPECT PK W #7B**

Park Slope

Type	Condo	Status	Contract	Ask	\$4,100,000
SqFt	2,223	Beds	3	Baths	3.5
PPSF	\$1,845	Fees	\$5,163	DOM	6



**259 CARLTON AVE**

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	4,040	Beds	6	Baths	4
PPSF	\$989	Fees	\$1,138	DOM	64

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**1 CITY POINT #68D**

**Downtown**

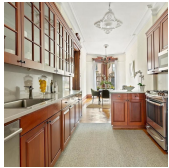
<b>Type</b>	Condominium	<b>Status</b>	Contract	<b>Ask</b>	\$3,928,545
<b>Sqft</b>	1,455	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,701	<b>Fees</b>	N/A	<b>DOM</b>	N/A



**417 SACKETT ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,795,000
<b>Sqft</b>	3,360	<b>Beds</b>	5	<b>Baths</b>	2
<b>PPSF</b>	\$1,130	<b>Fees</b>	\$1,702	<b>DOM</b>	715



**145 BERKELEY PL**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>Sqft</b>	3,378	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$1,111	<b>Fees</b>	\$724	<b>DOM</b>	428



**19 POLHEMUS PL**

**Park Slope**

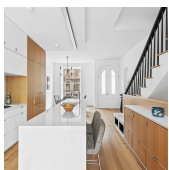
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,700,000
<b>Sqft</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$937	<b>DOM</b>	76



**34 VERANDAH PL**

**Cobble Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>Sqft</b>	2,160	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,621	<b>Fees</b>	N/A	<b>DOM</b>	226



**475 WAVERLY AVE #TH1**

**Clinton Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	2,867	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,134	<b>Fees</b>	\$570	<b>DOM</b>	34

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**21 S ELLIOTT PL**

**Fort Greene**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,360	<b>Beds</b>	6
<b>PPSF</b>	\$953	<b>Fees</b>	\$661

<b>Ask</b>	\$3,200,000
<b>Baths</b>	4.5
<b>DOM</b>	142



**1081 DEAN ST**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,700	<b>Beds</b>	6
<b>PPSF</b>	\$665	<b>Fees</b>	\$2,128

<b>Ask</b>	\$3,125,000
<b>Baths</b>	4
<b>DOM</b>	N/A



**20 VERANDAH PL**

**Cobble Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,177

<b>Ask</b>	\$2,995,000
<b>Baths</b>	3
<b>DOM</b>	23



**202 MACDONOUGH ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,360	<b>Beds</b>	6
<b>PPSF</b>	\$801	<b>Fees</b>	\$1,057

<b>Ask</b>	\$2,690,000
<b>Baths</b>	6
<b>DOM</b>	568

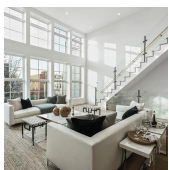


**1 CITY POINT #68C**

**Downtown**

<b>Type</b>	Condop	<b>Status</b>	Contract
<b>Sqft</b>	1,142	<b>Beds</b>	2
<b>PPSF</b>	\$2,341	<b>Fees</b>	N/A

<b>Ask</b>	\$2,672,295
<b>Baths</b>	2
<b>DOM</b>	N/A



**102 HURON ST #3A**

**Greenpoint**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,996	<b>Beds</b>	3
<b>PPSF</b>	\$1,278	<b>Fees</b>	\$1,788

<b>Ask</b>	\$2,550,000
<b>Baths</b>	3
<b>DOM</b>	349

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### 4 MCGUINNESS BLVD

Greenpoint

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,000
<b>Sqft</b>	N/A	<b>Beds</b>	8	<b>Baths</b>	8
<b>PPSF</b>	N/A	<b>Fees</b>	\$833	<b>DOM</b>	173



### 322 HICKS ST #4

Brooklyn Heights

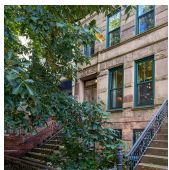
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,449,000
<b>Sqft</b>	1,602	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,529	<b>Fees</b>	\$2,207	<b>DOM</b>	144



### 498 WESTMINSTER RD

Flatbush

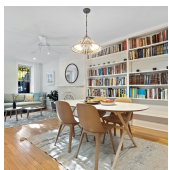
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,400,000
<b>Sqft</b>	2,600	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$924	<b>Fees</b>	\$680	<b>DOM</b>	N/A



### 424 PK PL

Prospect Heights

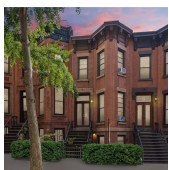
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>Sqft</b>	2,565	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$917	<b>Fees</b>	\$703	<b>DOM</b>	100



### 275 11 ST

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,320,000
<b>Sqft</b>	2,388	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$972	<b>Fees</b>	\$499	<b>DOM</b>	228



### 384 5 ST

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,288,000
<b>Sqft</b>	2,425	<b>Beds</b>	5	<b>Baths</b>	2
<b>PPSF</b>	\$944	<b>Fees</b>	\$425	<b>DOM</b>	184

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**542 LEONARD ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,836	<b>Beds</b>	3
<b>PPSF</b>	\$1,196	<b>Fees</b>	\$406

**Greenpoint**

<b>Ask</b>	\$2,195,000
<b>Baths</b>	2
<b>DOM</b>	108

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