

FEB 1 - 7, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 20 contracts signed this week, made up of 10 condos, and 10 houses. The previous week saw 17 deals.

\$3,280,950

Average Asking Price

\$2,900,000

Median Asking Price

\$1,289

Average PPSF

5%

Average Discount

\$65,619,000

Total Volume

193

Average Days On Market

31 Strong Place in Cobble Hill entered contract this week, with a last asking price of \$6,250,000. This magnificent property resides on a 25x105-foot lot, while the townhouse itself spans approximately 4,900 square feet with 5 beds and 6 baths. It features a fully-finished cellar, high ceilings, restored historic details, walnut floors, modern marble mantles, floor-to-ceiling windows, and much more. The backyard patio is terraced and is accessible via the kitchen breakfast nook on the garden level. The oversized master bedroom resides on the third floor complete with a windowed dressing room and trophy master bath.

Also signed this week was 44 Montgomery Place in Park Slope, with a last asking price of \$6,200,000. Designed in 1881, this Romanesque Revival home soars five stories and spans 5,690 square feet with 5 beds and 4 full baths. Recently completely restored and renovated, this historically significant townhouse features a roof garden with deck, elevator, theater, custom walnut cabinets, high-end appliances, a deck directly off the kitchen, a large wood-burning fireplace, and a new custom white oak staircase and flooring. The master bedroom features an ensuite spa-like bathroom adorned with basketweave marble throughout.

10

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,960,400

Average Asking Price

\$0

Average Asking Price

\$3,601,500

Average Asking Price

\$2,825,000

Median Asking Price

\$0

Median Asking Price

\$3,075,000

Median Asking Price

\$1,567

Average PPSF

N/A

Average PPSF

\$1,010

Average PPSF

1,897

Average SqFt

N/A

Average SqFt

3,852

Average SqFt



31 STRONG PL

Cobble Hill

Type	Townhouse	Status	Contract
SqFt	4,900	Beds	5
PPSF	\$1,276	Fees	\$2,948

Ask	\$6,250,000
Baths	6
DOM	192



44 MONTGOMERY PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	5,690	Beds	6
PPSF	\$1,090	Fees	\$1,245

Ask	\$6,200,000
Baths	4
DOM	340



1 PROSPECT PK W #7G

Park Slope

Type	Condo	Status	Contract
SqFt	2,141	Beds	3
PPSF	\$2,044	Fees	\$5,393

Ask	\$4,375,000
Baths	2.5
DOM	183

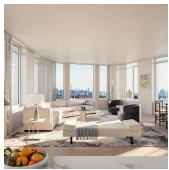


103 CAMBRIDGE PL

Clinton Hill

Type	Townhouse	Status	Contract
SqFt	3,360	Beds	6
PPSF	\$1,189	Fees	\$435

Ask	\$3,995,000
Baths	3
DOM	133



1 CLINTON ST #25A

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	1,993	Beds	3
PPSF	\$1,912	Fees	\$4,500

Ask	\$3,810,000
Baths	2.5
DOM	381



201 N 11 ST #3

Williamsburg

Type	Condo	Status	Contract
SqFt	2,105	Beds	4
PPSF	\$1,734	Fees	\$1,763

Ask	\$3,650,000
Baths	2.5
DOM	20

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5 PLZ ST W

Type	Townhouse	Status	Contract
Sqft	5,000	Beds	6
PPSF	\$725	Fees	\$2,094

Park Slope

Ask	\$3,625,000
Baths	4.5
DOM	62



157 WYCKOFF ST

Type	Multihouse	Status	Contract
Sqft	3,168	Beds	5
PPSF	\$1,026	Fees	\$953

Boerum Hill

Ask	\$3,250,000
Baths	3.5
DOM	138



50 BAYARD ST #PH3

Type	Condo	Status	Contract
Sqft	2,398	Beds	3
PPSF	\$1,293	Fees	\$2,592

Williamsburg

Ask	\$3,100,000
Baths	2.5
DOM	143

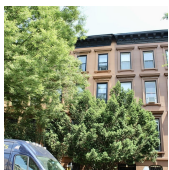


210 PACIFIC ST #4W

Type	Condo	Status	Contract
Sqft	1,563	Beds	3
PPSF	\$1,856	Fees	\$1,202

Boerum Hill

Ask	\$2,900,000
Baths	2
DOM	247

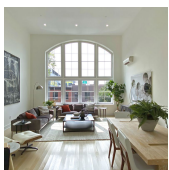


187 6 AVE

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	5
PPSF	\$806	Fees	N/A

Park Slope

Ask	\$2,900,000
Baths	3.5
DOM	568



145 HUNTINGTON ST #PH3R

Type	Condo	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$1,134

Carroll Gardens

Ask	\$2,750,000
Baths	2
DOM	316

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214 JEFFERSON AVE

Bedford Stuyvesant

Type Townhouse
Sqft 4,623
PPSF \$583

Status Contract
Beds 8
Fees \$454

Ask \$2,695,000
Baths 3.5
DOM 13



1608 11 AVE

Windsor Terrace

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 6
Fees \$904

Ask \$2,450,000
Baths 3
DOM 144



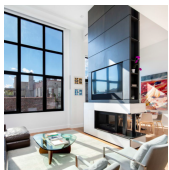
668 WARREN ST

Park Slope

Type Townhouse
Sqft 2,880
PPSF \$834

Status Contract
Beds 6
Fees N/A

Ask \$2,400,000
Baths 4
DOM 11



172 N 10 ST #3C

Williamsburg

Type Condo
Sqft 1,710
PPSF \$1,401

Status Contract
Beds 3
Fees \$2,412

Ask \$2,395,000
Baths 3
DOM 1



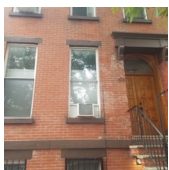
181 PK PL #3

Prospect Heights

Type Condo
Sqft 1,828
PPSF \$1,300

Status Contract
Beds 3
Fees \$1,108

Ask \$2,375,000
Baths 2.5
DOM N/A



322 CARROLL ST

Gowanus

Type Multihouse
Sqft 1,445
PPSF \$1,558

Status Contract
Beds 3
Fees N/A

Ask \$2,250,000
Baths 3
DOM 516

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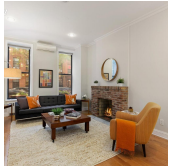


100 JAY ST #16F

Type	Condo	Status	Contract
Sqft	1,601	Beds	3
PPSF	\$1,343	Fees	\$1,860

Dumbo

Ask	\$2,149,000
Baths	2
DOM	57



119 ST MARKS PL #1

Type	Condo	Status	Contract
Sqft	1,726	Beds	3
PPSF	\$1,216	Fees	N/A

Park Slope

Ask	\$2,100,000
Baths	3
DOM	N/A

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