

MAR 15 - 21, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 21 contracts signed this week, made up of 10 condos, 1 co-op and 10 houses. The previous week saw 24 deals.

\$3,177,334

Average Asking Price

\$2,750,000

Median Asking Price

\$1,362

Average PPSF

2%

Average Discount

\$66,724,000

Total Volume

197

Average Days On Market

328 Sackett Street in Carroll Gardens entered contract this week, with a last asking price of \$6,850,000. One of two newly-constructed single-family townhomes, it offers a 20-foot wide floorplan and spans 4,256 square feet with 4 beds and 6.5 baths. It features a private parking garage, outdoor space on all levels including a fenced-in, paved backyard with turf, a full-width kitchen complete with high-end appliances and custom cabinetry, high ceilings, white oak wide-plank floors, and much more. The owner's suite offers a private terrace, large walk-in closet and dressing area, and a spa-like en suite bath.

Also signed this week was Unit 2A at 277 1st Street in Park Slope, with a last asking price of \$5,250,000. Built in 2005, this duplex unit is one of six boutique condos, and it spans 3,028 square feet with 4 beds and 3 baths. It features an elevator, a backyard with heated pool, rock climbing wall, and grill area, a private parking garage, floor-to-ceiling windows, an 11-foot long custom wet bar, a chefs kitchen equipped with high-end appliances and dining bar, and much more. Upstairs, the primary suite offers a window wall, enormous walk-in closet, and a spa-like en suite bath with steam shower.

10

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,097,000

Average Asking Price

\$2,750,000

Average Asking Price

\$3,300,400

Average Asking Price

\$2,722,500

Median Asking Price

\$2,750,000

Median Asking Price

\$2,775,000

Median Asking Price

\$1,608

Average PPSF

\$1,223

Average PPSF

\$1,071

Average PPSF

1,996

Average SqFt

2,250

Average SqFt

3,072

Average SqFt



328 SACKETT ST

Carroll Gardens

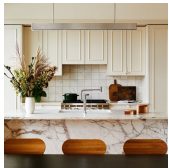
Type	Townhouse	Status	Contract	Ask	\$6,850,000
SqFt	4,256	Beds	4	Baths	6.5
PPSF	\$1,609	Fees	\$1,081	DOM	140



277 1 ST #2A

Park Slope

Type	Condo	Status	Contract	Ask	\$5,250,000
SqFt	3,028	Beds	4	Baths	3
PPSF	\$1,734	Fees	\$3,331	DOM	399



1 PROSPECT PK W #4A

Park Slope

Type	Condo	Status	Contract	Ask	\$4,675,000
SqFt	2,636	Beds	3	Baths	3.5
PPSF	\$1,774	Fees	\$5,994	DOM	2



31 S ELLIOTT PL

Fort Greene

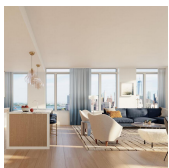
Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	3,196	Beds	4	Baths	2.5
PPSF	\$1,250	Fees	\$608	DOM	17



347A STATE ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,875,000
SqFt	3,600	Beds	6	Baths	4.5
PPSF	\$1,077	Fees	\$1,110	DOM	267



1 CLINTON ST #20C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,410,000
SqFt	1,981	Beds	3	Baths	2.5
PPSF	\$1,722	Fees	\$4,434	DOM	145

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51 SIDNEY PL

Brooklyn Heights

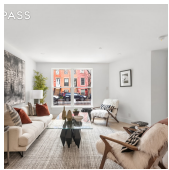
Type	Townhouse	Status	Contract	Ask	\$3,400,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	N/A	DOM	389



90 FURMAN ST #N105

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	2,054	Beds	2	Baths	2.5
PPSF	\$1,583	Fees	\$4,473	DOM	12



640 BALTIC ST #1

Park Slope

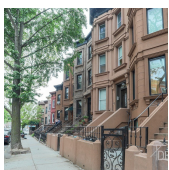
Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	3,362	Beds	3	Baths	2
PPSF	\$891	Fees	\$1,715	DOM	69



212 ST MARKS AVE

Prospect Heights

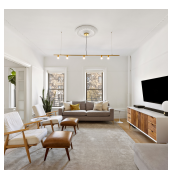
Type	Multihouse	Status	Contract	Ask	\$2,800,000
Sqft	2,193	Beds	4	Baths	2.5
PPSF	\$1,277	Fees	\$395	DOM	177



657 DEGRAW

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$935	DOM	172



305 EIGHTH AVE #B2B3

Park Slope

Type	Coop	Status	Contract	Ask	\$2,750,000
Sqft	2,250	Beds	4	Baths	3
PPSF	\$1,223	Fees	N/A	DOM	14

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1097 LORIMER ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,495,000
Sqft	2,445	Beds	4	Baths	2
PPSF	\$1,021	Fees	\$523	DOM	616



334 E 17 ST

Flatbush

Type	Multihouse	Status	Contract	Ask	\$2,495,000
Sqft	3,538	Beds	8	Baths	5.5
PPSF	\$706	Fees	\$757	DOM	511



243 4 AVE #2B

Park Slope

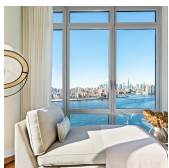
Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,609	Beds	3	Baths	2.5
PPSF	\$1,523	Fees	\$1,462	DOM	512



1 PROSPECT PK W #4F

Park Slope

Type	Condo	Status	Contract	Ask	\$2,395,000
Sqft	1,596	Beds	2	Baths	2
PPSF	\$1,501	Fees	\$3,352	DOM	225



2 NORTHSIDE PIERS #26A

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,376	Beds	2	Baths	2
PPSF	\$1,668	Fees	\$1,197	DOM	27



561 MACDONOUGH ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,195,000
Sqft	2,700	Beds	5	Baths	3
PPSF	\$813	Fees	\$374	DOM	N/A

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78 2 PL # 2

Type Condo
Sqft 1,146
PPSF \$1,877

Status Contract
Beds 2
Fees \$1,022

Carroll Gardens

Ask \$2,150,000
Baths 2
DOM N/A



1589 E 2 ST

Type Townhouse
Sqft 2,644
PPSF \$813

Status Contract
Beds 5
Fees \$976

Ocean Parkway

Ask \$2,149,000
Baths 3
DOM 34



78 2 PL # 3

Type Condo
Sqft 1,166
PPSF \$1,802

Status Contract
Beds 3
Fees \$1,006

Carroll Gardens

Ask \$2,100,000
Baths 2
DOM 8

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