

APRIL 26 - MAY 2, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 40 contracts signed this week, made up of 21 condos, 2 co-ops, and 17 houses. The previous week saw 35 deals.

\$3,119,175

Average Asking Price

\$2,845,000

Median Asking Price

\$1,267

Average PPSF

1%

Average Discount

\$124,766,999

Total Volume

225

Average Days On Market

Unit PHA at 168 Plymouth Street in DUMBO entered contract this week, with a last asking price of \$6,850,000. This one-of-a-kind full-floor, glass penthouse spans 3,062 square feet with 3 beds and 2.5 baths. It features 1,500 square feet of outdoor space, exposures from all directions, direct elevator entry to an interior courtyard, a private roof deck, and much more. The primary suite offers a large walk-in closet, study or dressing area, and an en-suite bath with custom mosaic floor and a freestanding soaking tub.

Also signed this week was 43 Eighth Avenue in Park Slope, with a last asking price of \$5,950,000. This 23-foot wide brownstone spans 5,802 square feet with 6 beds and 4.5 baths. It features impeccably restored architectural details, ornate paneling and fireplaces, 12.5-foot ceilings, crown moldings, a marble kitchen with custom cabinetry and high-end appliances, a fully-fenced landscaped yard with private outdoor space complete with gas fire pit and built-in seating, and much more.

21

Condo Deal(s)

2

Co-op Deal(s)

17

Townhouse Deal(s)

\$3,041,429

Average Asking Price

\$2,422,500

Average Asking Price

\$3,297,177

Average Asking Price

\$2,795,000

Median Asking Price

\$2,422,500

Median Asking Price

\$2,899,000

Median Asking Price

\$1,556

Average PPSF

\$1,346

Average PPSF

\$852

Average PPSF

1,930

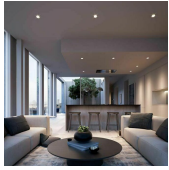
Average SqFt

1,800

Average SqFt

4,639

Average SqFt



168 PLYMOUTH ST #PHA

Dumbo

Type	Condo	Status	Contract	Ask	\$6,850,000
SqFt	3,062	Beds	3	Baths	2.5
PPSF	\$2,237	Fees	\$7,575	DOM	469



43 EIGHTH AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,950,000
SqFt	5,804	Beds	6	Baths	4.5
PPSF	\$1,026	Fees	\$1,669	DOM	206



371 1 ST

Park Slope

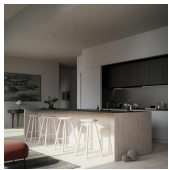
Type	Townhouse	Status	Contract	Ask	\$5,315,000
SqFt	4,008	Beds	5	Baths	5.5
PPSF	\$1,327	Fees	\$751	DOM	1



825 CARROLL ST

Park Slope

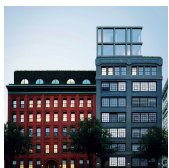
Type	Townhouse	Status	Contract	Ask	\$4,700,000
SqFt	5,500	Beds	6	Baths	6.5
PPSF	\$855	Fees	\$1,242	DOM	25



168 PLYMOUTH ST #PHD

Dumbo

Type	Condo	Status	Contract	Ask	\$4,650,000
SqFt	2,033	Beds	3	Baths	3
PPSF	\$2,287	Fees	\$5,019	DOM	319



168 PLYMOUTH ST #PHB

Dumbo

Type	Condo	Status	Contract	Ask	\$4,450,000
SqFt	1,922	Beds	3	Baths	2.5
PPSF	\$2,316	Fees	\$4,269	DOM	N/A

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155 NOBLE ST # 4

Type	Condo	Status	Contract
Sqft	2,531	Beds	4
PPSF	\$1,680	Fees	\$1,459

Greenpoint

Ask	\$4,250,000
Baths	3
DOM	227



281 STATE ST

Type	Townhouse	Status	Contract
Sqft	3,836	Beds	4
PPSF	\$1,082	Fees	\$1,807

Boerum Hill

Ask	\$4,150,000
Baths	4
DOM	45



192 WASHINGTON AVE

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$643

Clinton Hill

Ask	\$3,950,000
Baths	3.5
DOM	265

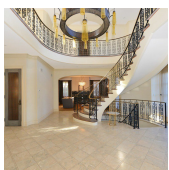


11 HOYT ST # 40A

Type	Condo	Status	Contract
Sqft	1,951	Beds	4
PPSF	\$1,871	Fees	\$3,802

Downtown

Ask	\$3,650,000
Baths	3
DOM	N/A

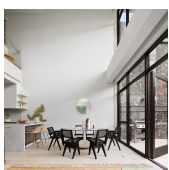


86 GAYLORD DR S

Type	Townhouse	Status	Contract
Sqft	15,800	Beds	6
PPSF	\$221	Fees	\$16,457

Mill Basin

Ask	\$3,490,000
Baths	6
DOM	920



139 HURON ST #THA

Type	Condo	Status	Contract
Sqft	2,440	Beds	3
PPSF	\$1,394	Fees	\$3,282

Greenpoint

Ask	\$3,400,000
Baths	2.5
DOM	52

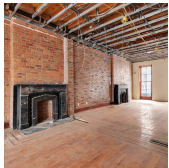
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139 HURON ST #THB

Greenpoint

Type	Condo	Status	Contract	Ask	\$3,400,000
Sqft	2,440	Beds	3	Baths	2
PPSF	\$1,394	Fees	N/A	DOM	90



64 S PORTLAND AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,295,000
Sqft	3,750	Beds	5	Baths	4.5
PPSF	\$879	Fees	\$645	DOM	316



76 N 6 ST #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,050,000
Sqft	1,896	Beds	3	Baths	3
PPSF	\$1,609	Fees	\$3,412	DOM	N/A

1834 E 4 ST

Gravesend

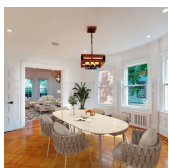
Type	Multihouse	Status	Contract	Ask	\$3,000,000
Sqft	3,133	Beds	6	Baths	2.5
PPSF	\$958	Fees	\$9,750	DOM	263



11 HOYT ST #46A

Downtown

Type	Condo	Status	Contract	Ask	\$2,925,000
Sqft	1,620	Beds	3	Baths	3
PPSF	\$1,806	Fees	\$3,157	DOM	561



460 E 19 ST

Flatbush

Type	Townhouse	Status	Contract	Ask	\$2,899,000
Sqft	6,000	Beds	6	Baths	4.5
PPSF	\$484	Fees	N/A	DOM	202

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503 6 AVE #PH

Park Slope

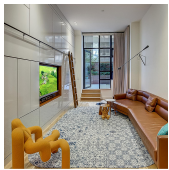
Type	Condo	Status	Contract	Ask	\$2,895,000
Sqft	2,360	Beds	4	Baths	3.5
PPSF	\$1,227	Fees	\$1,440	DOM	23



379 STATE ST

Boerum Hill

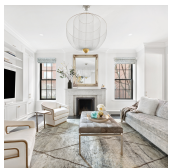
Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	3,456	Beds	7	Baths	4.5
PPSF	\$838	Fees	\$1,060	DOM	65



360 FURMAN ST #322323

Brooklyn Heights

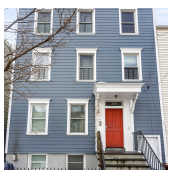
Type	Condo	Status	Contract	Ask	\$2,795,000
Sqft	1,804	Beds	3	Baths	3
PPSF	\$1,550	Fees	\$2,277	DOM	320



56 WILLOW ST #3

Brooklyn Heights

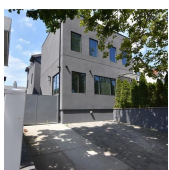
Type	Coop	Status	Contract	Ask	\$2,595,000
Sqft	1,800	Beds	2	Baths	1.5
PPSF	\$1,442	Fees	\$1,775	DOM	20



300 AINSLIE ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	2,604	Beds	6	Baths	4
PPSF	\$961	Fees	\$394	DOM	71



1607 AVE T

Homecrest

Type	Townhouse	Status	Contract	Ask	\$2,499,999
Sqft	4,620	Beds	7	Baths	4
PPSF	\$541	Fees	N/A	DOM	283

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171 13 ST

Type	Multihouse	Status	Contract
Sqft	2,843	Beds	4
PPSF	\$880	Fees	\$265

Gowanus

Ask	\$2,499,000
Baths	3
DOM	N/A

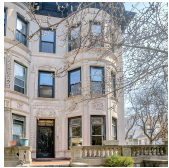


1629 EIGHTH AVE

Type	Multihouse	Status	Contract
Sqft	2,048	Beds	5
PPSF	\$1,221	Fees	\$575

Park Slope

Ask	\$2,499,000
Baths	3
DOM	21

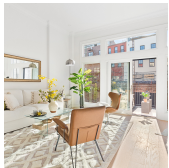


53 ST PAULS PL

Type	Townhouse	Status	Contract
Sqft	3,930	Beds	6
PPSF	\$573	Fees	\$713

Flatbush

Ask	\$2,250,000
Baths	3
DOM	728

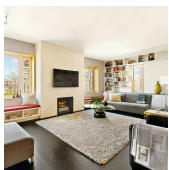


160 CARROLL ST #2

Type	Condo	Status	Contract
Sqft	1,524	Beds	3
PPSF	\$1,477	Fees	\$805

Carroll Gardens

Ask	\$2,250,000
Baths	2.5
DOM	470

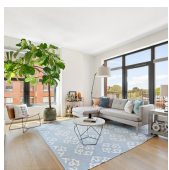


66 ORANGE ST #5A

Type	Coop	Status	Contract
Sqft	1,800	Beds	3
PPSF	\$1,250	Fees	\$2,068

Brooklyn Heights

Ask	\$2,250,000
Baths	2
DOM	19



465 PACIFIC ST #5C

Type	Condo	Status	Contract
Sqft	1,286	Beds	2
PPSF	\$1,749	Fees	\$2,649

Boerum Hill

Ask	\$2,250,000
Baths	2
DOM	N/A

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99 DOUGLASS ST #1

Gowanus

Type	Condo	Status	Contract	Ask	\$2,245,000
Sqft	1,650	Beds	2	Baths	2.5
PPSF	\$1,361	Fees	\$900	DOM	166



392 11 ST #5A

Park Slope

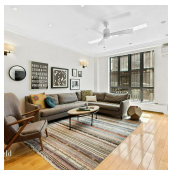
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,868	Beds	3	Baths	3
PPSF	\$1,178	Fees	\$2,018	DOM	16



580 CARROLL ST #1B2B

Park Slope

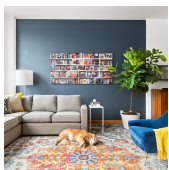
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,787	Beds	3	Baths	3
PPSF	\$1,232	Fees	\$1,355	DOM	46



243 8 ST #1R

Park Slope

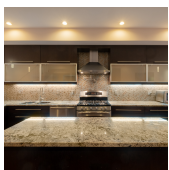
Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,862	Beds	1	Baths	2
PPSF	\$1,155	Fees	\$642	DOM	24



37 BRIDGE ST #PHE

Vinegar Hill

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,670	Beds	4	Baths	2.5
PPSF	\$1,288	Fees	\$3,308	DOM	189



588A 17 ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	2,250	Beds	4	Baths	3.5
PPSF	\$934	Fees	N/A	DOM	9

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438 12 ST #3B

Park Slope

Type	Condo	Status	Contract	Ask	\$2,060,000
Sqft	1,537	Beds	3	Baths	2
PPSF	\$1,341	Fees	\$1,726	DOM	327



219 WYCKOFF ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$2,060,000
Sqft	N/A	Beds	5	Baths	2
PPSF	N/A	Fees	\$497	DOM	56



76 SCHERMERHORN ST #5A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,429	Beds	3	Baths	2
PPSF	\$1,435	Fees	\$2,442	DOM	591



160 CARROLL ST #1

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,843	Beds	2	Baths	2
PPSF	\$1,086	Fees	\$1,288	DOM	470

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