

JULY 6 - 11, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 21 contracts signed this week, made up of 8 condos, 3 co-ops, and 10 houses. The previous week saw 23 deals.

\$2,954,572

Average Asking Price

\$2,750,000

Median Asking Price

\$1,228

Average PPSF

0%

Average Discount

\$62,045,999

Total Volume

129

Average Days On Market

Unit 1N/2N at 200 Hicks Street in Brooklyn Heights entered contract this week, with a last asking price of \$3,999,000. Originally built in 1910, this co-op maisonette has 3 beds and 2 full baths. It features a large parlor, lower floor duplex, high ceilings, 7-foot windows, dentil crown moldings, high-end appliances with custom white cabinetry housing, a wood-burning fireplace with original mantel, and a primary bedroom with en suite bath and large custom closet. The building is full-service and provides a range of amenities.

Also signed this week was Unit 1 at 155 Noble Street in Greenpoint, with a last asking price of \$3,995,000. Originally built in 1931 and converted in 2019, this loft-like condo spans 3,689 square feet with 3 beds and 3 full baths. It features four sunny exposures, high ceilings, private rooftop space, a basement storage room, oversized windows, herringbone inlaid oak floors, designer lighting, fumed oak gray cabinetry, marble countertops, a 30-foot wide primary bedroom with large walk-in dressing room and windowed bath, and much more. The building provides a virtual doorman, keyed elevator access, basement storage rooms, and private rooftop spaces with panoramic views.

8

Condo Deal(s)

3

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,074,250

Average Asking Price

\$3,164,667

Average Asking Price

\$2,795,800

Average Asking Price

\$3,150,000

Median Asking Price

\$3,200,000

Median Asking Price

\$2,572,500

Median Asking Price

\$1,594

Average PPSF

\$1,524

Average PPSF

\$821

Average PPSF

1,955

Average SqFt

2,100

Average SqFt

3,430

Average SqFt



200 HICKS ST #1N/2N

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$3,999,000
SqFt	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$4,843	DOM	210



155 NOBLE ST #1

Greenpoint

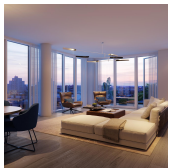
Type	Condo	Status	Contract	Ask	\$3,995,000
SqFt	3,689	Beds	3	Baths	3
PPSF	\$1,083	Fees	\$1,720	DOM	122



111 LEFFERTS PL

Clinton Hill

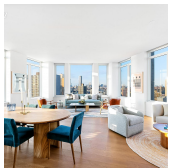
Type	Townhouse	Status	Contract	Ask	\$3,795,000
SqFt	4,280	Beds	9	Baths	4
PPSF	\$887	Fees	N/A	DOM	79



561 PACIFIC ST #PH1201

Boerum Hill

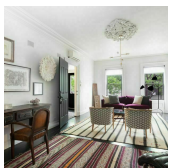
Type	Condo	Status	Contract	Ask	\$3,795,000
SqFt	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$5,296	DOM	364



1 CLINTON ST #19A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,690,000
SqFt	1,993	Beds	3	Baths	2
PPSF	\$1,852	Fees	\$5,046	DOM	N/A



56 BUTLER ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	3,884	Beds	6	Baths	4
PPSF	\$940	Fees	\$717	DOM	99

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1 PROSPECT PK W #4C

Type	Condo	Status	Contract
Sqft	2,046	Beds	3
PPSF	\$1,736	Fees	\$4,727

Park Slope

Ask	\$3,550,000
Baths	N/A
DOM	126



362A 14 ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	N/A

Park Slope

Ask	\$3,294,000
Baths	4
DOM	26

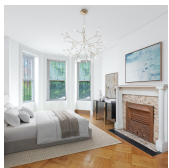


224 HENRY ST #1

Type	Coop	Status	Contract
Sqft	2,100	Beds	3
PPSF	\$1,524	Fees	N/A

Brooklyn Heights

Ask	\$3,200,000
Baths	2.5
DOM	36



416 STERLING PL

Type	Multihouse	Status	Contract
Sqft	3,284	Beds	5
PPSF	\$914	Fees	N/A

Prospect Heights

Ask	\$2,999,999
Baths	3
DOM	32

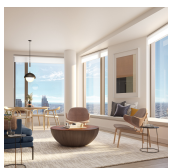


67 5 AVE #123

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$690

Park Slope

Ask	\$2,750,000
Baths	2
DOM	259



11 HOYT ST #46H

Type	Condo	Status	Contract
Sqft	1,560	Beds	3
PPSF	\$1,763	Fees	\$3,187

Downtown

Ask	\$2,750,000
Baths	3
DOM	141

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85 JAY ST #15D-FRONT

Dumbo

Type Condo
Sqft 1,327
PPSF \$1,858

Status Contract
Beds 2
Fees \$3,151

Ask \$2,465,000
Baths 2
DOM N/A



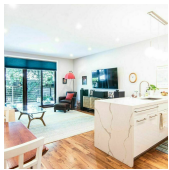
253 MACON ST

Bedford Stuyvesant

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 6
Fees \$609

Ask \$2,395,000
Baths 5.5
DOM 35



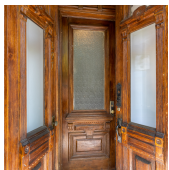
325A 21 ST

Greenwood

Type Townhouse
Sqft 2,464
PPSF \$954

Status Contract
Beds 4
Fees N/A

Ask \$2,349,000
Baths 3.5
DOM 41



397 JEFFERSON AVE

Bedford Stuyvesant

Type Townhouse
Sqft 4,150
PPSF \$555

Status Contract
Beds 8
Fees N/A

Ask \$2,300,000
Baths 5
DOM 167



25 S OXFORD ST #1/2

Fort Greene

Type Coop
Sqft N/A
PPSF N/A

Status Contract
Beds 3
Fees N/A

Ask \$2,295,000
Baths 2.5
DOM 18



1001 65 ST

Borough Park

Type Townhouse
Sqft 2,904
PPSF \$775

Status Contract
Beds N/A
Fees \$983

Ask \$2,250,000
Baths 3
DOM 67

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1 MAIN ST #9K

Dumbo

Type	Condo	Status	Contract
Sqft	1,414	Beds	1
PPSF	\$1,591	Fees	\$1,865

Ask	\$2,249,000
Baths	1
DOM	198



1109 PK PL

Crown Heights

Type	Townhouse	Status	Contract
Sqft	3,041	Beds	4
PPSF	\$716	Fees	N/A

Ask	\$2,175,000
Baths	3
DOM	102



574 WASHINGTON AVE #4

Clinton Hill

Type	Condo	Status	Contract
Sqft	1,651	Beds	3
PPSF	\$1,272	Fees	\$513

Ask	\$2,100,000
Baths	2
DOM	323

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