

JULY 12 - 18, 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-ops, and 10 houses. The previous week saw 21 deals.

\$3,052,619

Average Asking Price

\$2,520,000

Median Asking Price

\$1,405

Average PPSF

2%

Average Discount

\$64,104,999

Total Volume

219

Average Days On Market

50 Hicks Street in Brooklyn Heights entered contract this week, with a last asking price of \$7,999,000. Originally built in 1915, this 25-foot-wide townhouse spans 5,304 square feet with 5 beds and 4 full baths across five stories. Following a gut renovation, it features ornate moldings, wainscoting and paneling, high tray ceilings, a commercial-grade elevator with a double sliding door, a white agate gas fireplace, a grand staircase illuminated by a 40-foot chandelier, a full-floor owner's suite with spa bathroom and walk-in closets, a finished roof deck, and much more.

Also signed this week was 170 Carroll Street in Carroll Gardens, with a last asking price of \$5,100,000. This 18-foot-wide townhouse spans 3,504 square feet with 6 beds and 4 full baths. It features a finished basement with full-height ceilings, southern and northern exposures, a stunning roof deck, 13-foot parlor ceilings, new oak floors, crown moldings, an original marble mantle, a large chef's kitchen with custom cabinetry and high-end appliances, and much more. The primary suite lies on the garden level and offers an en-suite bath and ample closet space.

10

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,837,600

Average Asking Price

\$2,195,000

Average Asking Price

\$3,353,400

Average Asking Price

\$2,590,000

Median Asking Price

\$2,195,000

Median Asking Price

\$2,560,000

Median Asking Price

\$1,683

Average PPSF

N/A

Average PPSF

\$943

Average PPSF

1,696

Average SqFt

N/A

Average SqFt

3,468

Average SqFt



50 HICKS ST

Brooklyn Heights

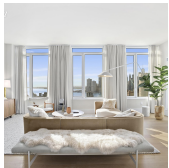
Type	Townhouse	Status	Contract	Ask	\$7,999,000
SqFt	5,304	Beds	5	Baths	4
PPSF	\$1,509	Fees	\$2,167	DOM	388



170 CARROLL ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$5,100,000
SqFt	N/A	Beds	6	Baths	4
PPSF	N/A	Fees	N/A	DOM	113



1 CLINTON ST #21D

Brooklyn Heights

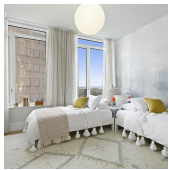
Type	Condo	Status	Contract	Ask	\$4,024,000
SqFt	2,176	Beds	3	Baths	2
PPSF	\$1,850	Fees	\$5,048	DOM	N/A



24 REMSEN ST #4

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,825,000
SqFt	2,414	Beds	4	Baths	3
PPSF	\$1,585	Fees	\$3,825	DOM	757



1 CLINTON ST #21C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,428,000
SqFt	1,981	Beds	3	Baths	2
PPSF	\$1,731	Fees	\$5,070	DOM	N/A



98 FRONT ST #GRC

Dumbo

Type	Condo	Status	Contract	Ask	\$3,250,000
SqFt	1,508	Beds	2	Baths	2
PPSF	\$2,156	Fees	\$3,752	DOM	348

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427 4 ST

Type	Townhouse	Status	Contract
Sqft	3,384	Beds	5
PPSF	\$946	Fees	N/A

Park Slope

Ask	\$3,199,000
Baths	2
DOM	38



59 ST MARKS AVE

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

Park Slope

Ask	\$2,895,000
Baths	N/A
DOM	300

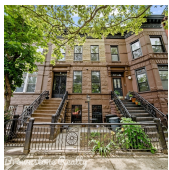


168 PLYMOUTH ST #6A

Type	Condo	Status	Contract
Sqft	1,504	Beds	2
PPSF	\$1,828	Fees	\$2,963

Dumbo

Ask	\$2,750,000
Baths	2
DOM	358

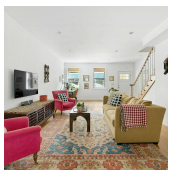


428 QUINCY ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Fees	\$382

Bedford Stuyvesant

Ask	\$2,599,999
Baths	4.5
DOM	36

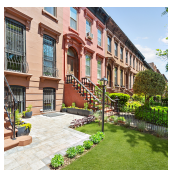


270 10 ST

Type	Townhouse	Status	Contract
Sqft	2,978	Beds	5
PPSF	\$847	Fees	\$566

Gowanus

Ask	\$2,520,000
Baths	3.5
DOM	34



295 MAC DONOUGH ST

Type	Townhouse	Status	Contract
Sqft	3,580	Beds	8
PPSF	\$685	Fees	\$459

Bedford Stuyvesant

Ask	\$2,450,000
Baths	5.5
DOM	61

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11 HOYT ST #20H

Type	Condo	Status	Contract
Sqft	1,736	Beds	3
PPSF	\$1,400	Fees	\$3,547

Downtown

Ask	\$2,430,000
Baths	3
DOM	539



211 WINDSOR PL

Type	Townhouse	Status	Contract
Sqft	2,972	Beds	4
PPSF	\$807	Fees	N/A

Windsor Terrace

Ask	\$2,396,000
Baths	2
DOM	29



315 6 ST #3

Type	Condo	Status	Contract
Sqft	1,601	Beds	4
PPSF	\$1,496	Fees	\$1,314

Park Slope

Ask	\$2,395,000
Baths	3
DOM	29

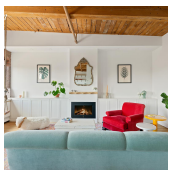


131 83 ST

Type	Townhouse	Status	Contract
Sqft	2,589	Beds	5
PPSF	\$860	Fees	\$1,146

Bay Ridge

Ask	\$2,225,000
Baths	3.5
DOM	89



420 12 ST #J4L

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$1,407

Park Slope

Ask	\$2,195,000
Baths	2
DOM	44



160 MESEROLE AVE

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

Greenpoint

Ask	\$2,150,000
Baths	4
DOM	352

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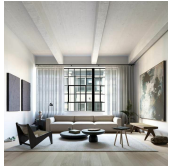


8 ST MARKS PL # PHB

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,682	Beds	2
PPSF	\$1,278	Fees	\$2,694

Ask	\$2,149,000
Baths	2
DOM	362



168 PLYMOUTH ST # 6 B

Dumbo

Type	Condo	Status	Contract
Sqft	1,210	Beds	2
PPSF	\$1,757	Fees	\$2,384

Ask	\$2,125,000
Baths	2
DOM	N/A



1 CITY POINT # 43 C

Downtown

Type	Condop	Status	Contract
Sqft	1,147	Beds	2
PPSF	\$1,744	Fees	N/A

Ask	\$2,000,000
Baths	2
DOM	55

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