

FEBRUARY 3 - 9, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 14 contracts signed, made up of 6 condos and 8 homes.

\$3,105,979

Average Contract Price

\$2,724,500

Median Contract Price

\$1,084

Average PPSF

5%

Average Discount

\$43,483,700

Contract Volume

155

Average Days On Market

The highest-priced contract was for the townhome at 106 Prospect Place in Park Slope, at \$6,989,000. With 5,000 square feet and 5 bedrooms and 5 full bathrooms, along with over 1,100 square feet of private outdoor space, this ground-up custom home is a distinctive member of a historic block. It features a private parking garage, six-story elevator, walnut hardwood floors, a two-story, south facing glass wall, and much more. Two separate roof decks are attached to the top floor and offer spectacular views of NYC and Brooklyn. This home went into contract at its asking price after 77 days.

The second most expensive contract was for the townhome at 488 13th Street in Park Slope, for \$3,999,000. This completely renovated brownstone spans 2,870 square feet, with 6 bedrooms and 4.5 bathrooms. Its original woodwork has been repaired, restored, and painted, and offers all brand new, top quality systems, fixtures, and appliances. The parlor level has a fully-loaded dine-in kitchen with extensive custom cabinetry, open shelving, and decorative fireplace. This floor also opens to a spacious outdoor deck overlooking the landscaped garden. This home went into contract at its asking price after 25 days.

6

Condo Deal(s)

0

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,756,467

Average Contract Price

\$0

Average Contract Price

\$3,368,113

Average Contract Price

\$2,750,000

Median Contract Price

\$0

Median Contract Price

\$2,697,000

Median Contract Price

\$1,384

Average PPSF

N/A

Average PPSF

\$859

Average PPSF

2,025

Average SqFt

N/A

Average SqFt

3,184

Average SqFt



106 PROSPECT PL

Type	Townhouse	Status	Contract
SqFt	5,000	Beds	5
PPSF	\$1,398	Taxes	\$240

Park Slope

Price	\$6,989,000
Baths	5
Maint	N/A



488 13 ST

Type	Townhouse	Status	Contract
SqFt	2,870	Beds	6
PPSF	\$1,394	Taxes	\$592

Park Slope

Price	\$3,999,000
Baths	4.5
Maint	N/A

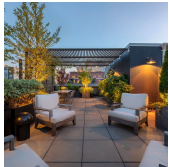


62 GRAND ST

Type	Townhouse	Status	Contract
SqFt	3,600	Beds	4
PPSF	\$1,025	Taxes	\$222

Williamsburg

Price	\$3,689,900
Baths	3
Maint	N/A

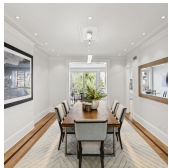


56 S 3 ST #PHB

Type	Condo	Status	Contract
SqFt	2,439	Beds	3
PPSF	\$1,415	Taxes	\$1,272

Williamsburg

Price	\$3,450,000
Baths	2
Maint	\$1,190



117 3 PL #2

Type	Condo	Status	Contract
SqFt	1,884	Beds	3
PPSF	\$1,587	Taxes	\$783

Carroll Gardens

Price	\$2,988,800
Baths	2.5
Maint	\$559



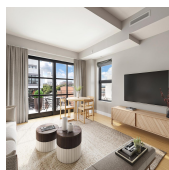
105 8 AVE #2

Type	Condo	Status	Contract
SqFt	2,159	Beds	3
PPSF	\$1,274	Taxes	\$1,981

Park Slope

Price	\$2,750,000
Baths	2
Maint	\$978

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868 LORIMER ST #5B

Greenpoint

Type	Condo	Status	Contract	Price	\$2,750,000
Sqft	1,525	Beds	3	Baths	3
PPSF	\$1,804	Taxes	\$441	Maint	\$1,390



47 HERKIMER ST

Bedford Stuyvesant

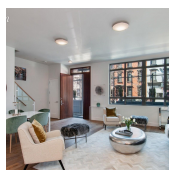
Type	Townhouse	Status	Contract	Price	\$2,699,000
Sqft	3,050	Beds	5	Baths	4.5
PPSF	\$885	Taxes	\$337	Maint	\$276



493 10 ST

Park Slope

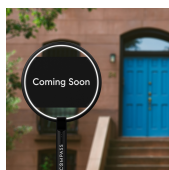
Type	Townhouse	Status	Contract	Price	\$2,695,000
Sqft	2,550	Beds	4	Baths	3
PPSF	\$1,057	Taxes	N/A	Maint	N/A



147 HOPE ST #TH1B

Williamsburg

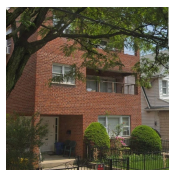
Type	Condo	Status	Contract	Price	\$2,300,000
Sqft	2,118	Beds	2	Baths	2
PPSF	\$1,086	Taxes	\$1,891	Maint	\$826



647 WARREN ST #A

Park Slope

Type	Condo	Status	Contract	Price	\$2,300,000
Sqft	2,022	Beds	3	Baths	2
PPSF	\$1,138	Taxes	\$670	Maint	\$578



1419 E 9 ST

Ocean Parkway

Type	Townhouse	Status	Contract	Price	\$2,299,000
Sqft	N/A	Beds	9	Baths	6
PPSF	N/A	Taxes	\$1,093	Maint	N/A

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128 NASSAU AVE #3

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	6
PPSF	\$639	Taxes	\$426

Greenpoint

Price	\$2,299,000
Baths	2.5
Maint	N/A



228 MONROE ST

Type	Townhouse	Status	Contract
Sqft	4,800	Beds	11
PPSF	\$474	Taxes	\$916

Bedford Stuyvesant

Price	\$2,275,000
Baths	4
Maint	N/A

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