

APRIL 20 - 26, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 4 contracts signed this week, made up of 2 condos and 2 homes. The previous week saw 2 deals.

\$3,055,250

Average Asking Price

\$2,713,500

Median Asking Price

\$1,182

Average PPSF

1%

Average Discount

\$12,221,000

Total Volume

140

Average Days On Market

268 Sterling Place in Prospect Heights entered contract this week, with a last asking price of \$4,299,000. Built in 1899, this stunningly-restored brownstone spans approximately 4,000 square feet with 7 beds and 5.5 baths. This home is filled with Romanesque and Renaissance Revival styles including its red facade, original parquet flooring with herringbone mahogany inlays, stained glass transoms, decorative mantels, and built-in oak shelving. The upper levels feature a full-width, south-facing living room, new hardwood flooring, and front windows with north and east exposures in the master bedroom. This home was on the market for 95 days.

Also signed this week was 56 Marlborough Road #A in Flatbush, with a last asking price of \$2,928,000. Originally constructed as a single-family mansion, it was recently renovated and turned into two luxurious custom townhomes. This property spans 3,553 square feet with 4 beds and 3.5 baths, and continues to maintain its magnificent historic detail while offering all modern conveniences. It features a fully-restored curved staircase, solid and stained glass pocket doors, wood-burning fireplace, private roof terrace, and a master bedroom complete with a sunroom and ensuite bath. This home was on the market for 164 days.

2

Condo Deal(s)

0

Co-op Deal(s)

2

Townhouse Deal(s)

\$2,497,000

Average Asking Price

\$0

Average Asking Price

\$3,613,500

Average Asking Price

\$2,497,000

Median Asking Price

\$0

Median Asking Price

\$3,613,500

Median Asking Price

\$1,413

Average PPSF

N/A

Average PPSF

\$950

Average PPSF

1,776

Average SqFt

N/A

Average SqFt

3,777

Average SqFt



268 STERLING PL

Prospect Heights

Type	Townhouse	Status	Contract
SqFt	4,000	Beds	7
PPSF	\$1,075	Taxes	\$1,478

Ask	\$4,299,000
Baths	5.5
Maint	N/A



56 MARLBOROUGH RD # A

Flatbush

Type	Townhouse	Status	Contract
SqFt	3,553	Beds	4
PPSF	\$825	Taxes	\$717

Ask	\$2,928,000
Baths	3.5
Maint	N/A



129 N 3 ST #133

Williamsburg

Type	Condo	Status	Contract
SqFt	1,892	Beds	3
PPSF	\$1,321	Taxes	\$62

Ask	\$2,499,000
Baths	3
Maint	\$938



708A DE GRAW ST #3

Park Slope

Type	Condo	Status	Contract
SqFt	1,659	Beds	3
PPSF	\$1,504	Taxes	\$913

Ask	\$2,495,000
Baths	2
Maint	\$588

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