

OCTOBER 12 - 18, 2020

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 11 contracts signed this week, made up of 1 condo and 10 houses. The previous week saw 12 deals.

\$3,432,682

Average Asking Price

\$2,695,000

Median Asking Price

\$946

Average PPSF

3%

Average Discount

\$37,759,500

Total Volume

173

Average Days On Market

198 Washington Park in Fort Greene entered contract this week, with a last asking price of \$6,500,000. This 33-foot wide brownstone spans 8,580 square feet with 8 beds and 5 baths. The parlor level contains the central staircase and has 15-foot ceilings, multiple original fireplace mantles, well-preserved wood door frames, built-in mirrors and much more. The garden and outdoor space offers 1,000 square feet of private, maintained oasis perfect for relaxation and entertainment. The home also offers more than 2,000 square feet of cellar space, which can be used for wine, gym, lap pool, or any other combination.

Also signed this week was 82 Amity Street in Cobble Hill, with a last asking price of \$5,500,000. This 20-foot wide, turnkey home has been designed with a Scandinavian motif following its recent renovation. It spans approximately 4,200 square feet with 5 beds and 4.5 baths, and features a custom curved plaster staircase, hand-scraped wide plank white oak floors, exposed white brick, and modern steel casement doors & windows along the garden and parlor rear walls. The full-floor master suite features a walk-through closet leading to the master bath complete with a custom white oak vanity.

1

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,495,000

Average Asking Price

\$0

Average Asking Price

\$3,526,450

Average Asking Price

\$2,495,000

Median Asking Price

\$0

Median Asking Price

\$3,095,000

Median Asking Price

\$1,229

Average PPSF

N/A

Average PPSF

\$899

Average PPSF

2,031

Average SqFt

N/A

Average SqFt

3,461

Average SqFt



198 WASHINGTON PK

Fort Greene

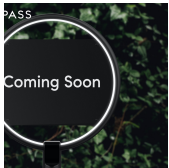
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$6,500,000 |
| SqFt | N/A | Beds | 11 | Baths | 5 |
| PPSF | N/A | Fees | N/A | DOM | 14 |



82 AMITY ST

Cobble Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$5,500,000 |
| SqFt | 4,200 | Beds | 5 | Baths | 4.5 |
| PPSF | \$1,310 | Fees | \$841 | DOM | 379 |



388 PACIFIC ST

Boerum Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,999,500 |
| SqFt | N/A | Beds | 3 | Baths | 1 |
| PPSF | N/A | Fees | N/A | DOM | 96 |



314 CLERMONT AVE

Fort Greene

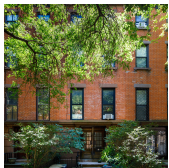
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|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,750,000 |
| SqFt | 3,442 | Beds | 5 | Baths | 4 |
| PPSF | \$1,090 | Fees | N/A | DOM | 147 |



344 1 ST

Park Slope

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,495,000 |
| SqFt | N/A | Beds | 4 | Baths | 3.5 |
| PPSF | N/A | Fees | \$587 | DOM | 21 |



494 STATE ST

Boerum Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,695,000 |
| SqFt | N/A | Beds | 4 | Baths | 2 |
| PPSF | N/A | Fees | \$586 | DOM | 121 |

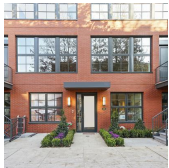
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12 WYCKOFF ST

Cobble Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,500,000 |
| Sqft | 2,422 | Beds | 5 | Baths | 3 |
| PPSF | \$1,032 | Fees | \$518 | DOM | 44 |



438 HUMBOLDT ST #3A

Williamsburg

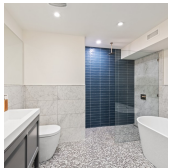
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|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,495,000 |
| Sqft | 2,031 | Beds | 3 | Baths | 3 |
| PPSF | \$1,229 | Fees | \$1,705 | DOM | 563 |



338A 22 ST

Greenwood

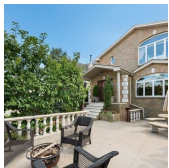
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|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,325,000 |
| Sqft | 3,474 | Beds | 6 | Baths | 3.5 |
| PPSF | \$670 | Fees | \$890 | DOM | 380 |



352A HANCOCK ST

Bedford Stuyvesant

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,325,000 |
| Sqft | 3,024 | Beds | 6 | Baths | 5 |
| PPSF | \$769 | Fees | N/A | DOM | 41 |



1042 82 ST

Dyker Heights

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,175,000 |
| Sqft | 4,200 | Beds | 4 | Baths | 3.5 |
| PPSF | \$518 | Fees | N/A | DOM | 90 |

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