

NOVEMBER 16 - 22, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 25 contracts signed this week, made up of 7 condos, 1 co-op, and 17 houses. The previous week saw 12 deals.

\$2,920,560

Average Asking Price

\$2,600,000

Median Asking Price

\$1,201

Average PPSF

2%

Average Discount

\$73,014,000

Total Volume

127

Average Days On Market

176 North 6th Street in Williamsburg entered contract this week, with a last asking price of \$5,495,000. This three-story townhouse offers a unique facade in an excellent location and spans 4,918 square feet with 5 beds and 5.5 baths. It features a lush, landscaped backyard enclosed by horizontal fencing, complete with a lighted, stone paver patio directly off the first floor. It additionally has a private roof deck with an outdoor kitchen and panoramic views.

Also signed this week was 16 South Portland Avenue in Fort Greene, with a last asking price of \$4,100,000. This four-story, 20-foot-wide townhome was built in 1861 and has been well preserved to maintain its historic brownstone demeanor, and spans 3,760 square feet with 5 beds and 3.5 baths. It features marble fireplaces, decorative ceiling moldings, hand-etched glass pocket doors, 12-foot ceilings & full-length windows, and a mahogany staircase. The master suite on the third floor is across the full front of the home, and is equipped with a walk-in closet and floor-to-ceiling custom cabinets.

7

Condo Deal(s)

1

Co-op Deal(s)

17

Townhouse Deal(s)

\$2,455,572

Average Asking Price

\$2,100,000

Average Asking Price

\$3,160,295

Average Asking Price

\$2,295,000

Median Asking Price

\$2,100,000

Median Asking Price

\$2,995,000

Median Asking Price

\$1,631

Average PPSF

\$1,200

Average PPSF

\$928

Average PPSF

1,515

Average SqFt

1,750

Average SqFt

3,501

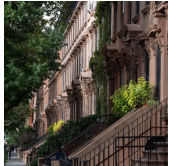
Average SqFt



176 N 6 ST

Williamsburg

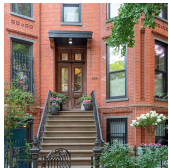
Type	Townhouse	Status	Contract	Ask	\$5,495,000
SqFt	4,918	Beds	5	Baths	5.5
PPSF	\$1,117	Fees	\$1,000	DOM	N/A



16 S PORTLAND AVE

Fort Greene

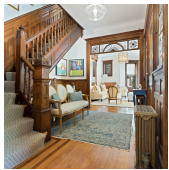
Type	Townhouse	Status	Contract	Ask	\$4,100,000
SqFt	3,760	Beds	5	Baths	3.5
PPSF	\$1,090	Fees	\$729	DOM	444



202 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	N/A	DOM	18



562 BERGEN ST

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,695,000
SqFt	3,220	Beds	5	Baths	2.5
PPSF	\$1,148	Fees	\$761	DOM	93



91 CAMBRIDGE PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,450,000
SqFt	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	N/A	DOM	252



309 PACIFIC ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,450,000
SqFt	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	N/A	DOM	21

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1 CLINTON ST #34C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,450,000
Sqft	1,933	Beds	2	Baths	2
PPSF	\$1,785	Fees	\$3,808	DOM	55



381 UNION ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,400,000
Sqft	3,960	Beds	5	Baths	3.5
PPSF	\$859	Fees	N/A	DOM	19



213 ST JOHNS PL

Park Slope

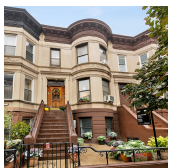
Type	Multihouse	Status	Contract	Ask	\$3,250,000
Sqft	3,760	Beds	5	Baths	2
PPSF	\$865	Fees	N/A	DOM	26



53 MONROE ST

Bedford Stuyvesant

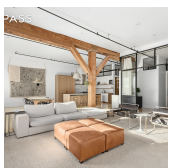
Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	3,018	Beds	4	Baths	2.5
PPSF	\$993	Fees	\$430	DOM	115



445 15 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	2,892	Beds	6	Baths	4
PPSF	\$1,021	Fees	N/A	DOM	19



85 N 3 ST #309

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,695,000
Sqft	1,800	Beds	3	Baths	2
PPSF	\$1,498	Fees	\$1,038	DOM	42

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492 STRATFORD RD

Flatbush

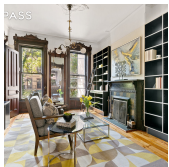
Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	3,470	Beds	5	Baths	3
PPSF	\$750	Fees	\$783	DOM	492



244 12 ST

Park Slope

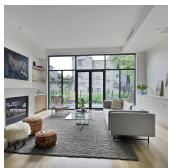
Type	Townhouse	Status	Contract	Ask	\$2,595,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	\$290	DOM	57



434 8 ST

Park Slope

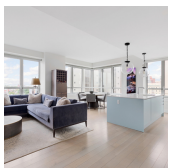
Type	Townhouse	Status	Contract	Ask	\$2,550,000
Sqft	2,700	Beds	3	Baths	1
PPSF	\$945	Fees	N/A	DOM	35



916 GREENE AVE

Bedford Stuyvesant

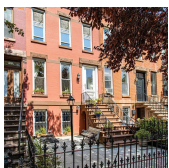
Type	Townhouse	Status	Contract	Ask	\$2,495,000
Sqft	4,000	Beds	6	Baths	6.5
PPSF	\$624	Fees	N/A	DOM	229



THE BOERUM (265 STATE ST) #802

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,705	Beds	3	Baths	2.5
PPSF	\$1,437	Fees	\$3,384	DOM	120



285 11 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,380,000
Sqft	N/A	Beds	4	Baths	2.5
PPSF	N/A	Fees	\$529	DOM	71

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314 DEGRAW ST #PH

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,374	Beds	3	Baths	2
PPSF	\$1,671	Fees	\$1,029	DOM	28



126 CAMBRIDGE PL

Clinton Hill

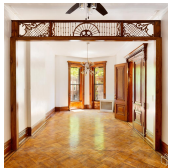
Type	Multihouse	Status	Contract	Ask	\$2,225,000
Sqft	2,813	Beds	5	Baths	3.5
PPSF	\$791	Fees	N/A	DOM	65



348 SACKETT ST #4B

Carroll Gardens

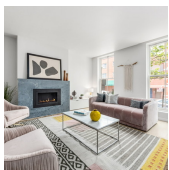
Type	Condo	Status	Contract	Ask	\$2,199,000
Sqft	1,374	Beds	3	Baths	2
PPSF	\$1,601	Fees	\$748	DOM	77



569 MADISON ST

Bedford Stuyvesant

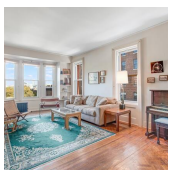
Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	\$4,777	DOM	98



314 DEGRAW ST #2

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,341	Beds	3	Baths	2
PPSF	\$1,566	Fees	\$747	DOM	140



15 CLARK ST #5C

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,100,000
Sqft	1,750	Beds	3	Baths	3
PPSF	\$1,200	Fees	N/A	DOM	30

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AUSTIN NICHOLS HOUSE (184 KENT AVE) # B 3 0 1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,078	Beds	2	Baths	2
PPSF	\$1,856	Fees	\$1,174	DOM	495

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