

NOV 30 - DEC 06, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 26 contracts signed this week, made up of 6 condos, 1 co-op, and 19 houses. The previous week saw 15 deals.

\$3,394,654

Average Asking Price

\$2,947,500

Median Asking Price

\$1,188

Average PPSF

1%

Average Discount

\$88,261,000

Total Volume

183

Average Days On Market

1 Prospect Park West #8D in Park Slope entered contract this week, with a last asking price of \$5,995,000. This new development condo was built in 2020 and spans 3,176 square feet with 4 beds and 4.5 baths. It features 9-foot ceilings, preserved original details from its former 1920s architecture, reclaimed heart pinewood flooring, marble countertops, custom cabinetry, and much more. Oversized windows and wall moldings line the primary bedroom wing, which also offers a large bathroom complete with freestanding bathtub, limestone slab walls & flooring, and marble tile-clad shower. The building offers a community space with roof terrace & outdoor kitchen, as well as a fitness center, library, and fully-attended lobby.

Also signed this week was the townhouse at The Standish, located at 171 Columbia Heights in Brooklyn Heights, with a last asking price of \$5,500,000. This townhouse spans 4,434 square feet with 4 beds and 4 full baths, and also offers all the amenities and perks of a condo. It features an amazing outdoor space, a breakfast room with adjacent chef's kitchen, a 75-foot long outdoor terrace attached to the den, motorized window treatments, Austrian white oak plank floors, and much more. The home's 4 bedrooms are arranged as separate, complete suites, offering excellent privacy for both residents and guests. The building offers a 24/7 doorman and concierge service, fitness studio, and a rooftop terrace with amazing views.

6

Condo Deal(s)

1

Co-op Deal(s)

19

Townhouse Deal(s)

\$4,113,000

Average Asking Price

\$2,450,000

Average Asking Price

\$3,217,527

Average Asking Price

\$4,156,500

Median Asking Price

\$2,450,000

Median Asking Price

\$2,995,000

Median Asking Price

\$1,586

Average PPSF

\$1,065

Average PPSF

\$1,063

Average PPSF

2,857

Average SqFt

2,300

Average SqFt

3,126

Average SqFt



1 PROSPECT PK W #8D

Park Slope

Type	Condo	Status	Contract	Ask	\$5,995,000
SqFt	3,176	Beds	4	Baths	4.5
PPSF	\$1,888	Fees	\$7,519	DOM	9



THE STANDISH (171 COLUMBIA HTS) #TH

Brooklyn Heights

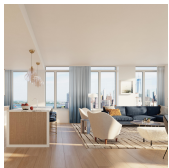
Type	Condo	Status	Contract	Ask	\$5,500,000
SqFt	4,434	Beds	4	Baths	4
PPSF	\$1,241	Fees	\$9,940	DOM	34



116 PIERREPONT ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$5,495,000
SqFt	N/A	Beds	6	Baths	3
PPSF	N/A	Fees	\$3,170	DOM	449



1 CLINTON ST #33B

Brooklyn Heights

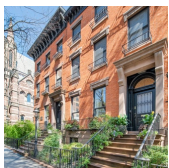
Type	Condo	Status	Contract	Ask	\$5,413,000
SqFt	2,563	Beds	4	Baths	3
PPSF	\$2,112	Fees	\$5,918	DOM	N/A



58 TOMPKINS PL

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$4,999,000
SqFt	2,295	Beds	4	Baths	3
PPSF	\$2,179	Fees	\$861	DOM	113



135 CLINTON ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,850,000
SqFt	2,850	Beds	3	Baths	3
PPSF	\$1,702	Fees	N/A	DOM	330

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288 HICKS ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,300,000
Sqft	3,491	Beds	3	Baths	2.5
PPSF	\$1,232	Fees	\$1,757	DOM	94



460 EIGHT ST

Park Slope

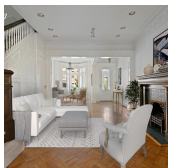
Type	Multihouse	Status	Contract	Ask	\$3,600,000
Sqft	3,825	Beds	5	Baths	3.5
PPSF	\$942	Fees	\$837	DOM	152



468 2 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,295,000
Sqft	3,440	Beds	7	Baths	4
PPSF	\$958	Fees	\$2,835	DOM	26



554 4 ST

Park Slope

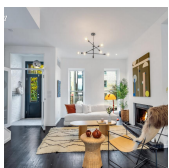
Type	Townhouse	Status	Contract	Ask	\$3,275,000
Sqft	2,619	Beds	5	Baths	2
PPSF	\$1,250	Fees	\$1,012	DOM	133



122 BOND ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,250,000
Sqft	2,340	Beds	3	Baths	3.5
PPSF	\$1,389	Fees	\$417	DOM	22



111 ST FELIX ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	N/A	DOM	238

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466 GREENE AVE

Type	Townhouse	Status	Contract
Sqft	3,750	Beds	5
PPSF	\$779	Fees	N/A

Bedford Stuyvesant

Ask	\$2,995,000
Baths	4
DOM	798



76 N 6 ST #3

Type	Condo	Status	Contract
Sqft	2,116	Beds	3
PPSF	\$1,371	Fees	\$3,647

Williamsburg

Ask	\$2,900,000
Baths	3
DOM	2



147 HALSEY ST

Type	Townhouse	Status	Contract
Sqft	3,800	Beds	7
PPSF	\$737	Fees	\$258

Bedford Stuyvesant

Ask	\$2,800,000
Baths	4
DOM	56



8 ST JAMES PL

Type	Multihouse	Status	Contract
Sqft	3,200	Beds	5
PPSF	\$875	Fees	\$728

Clinton Hill

Ask	\$2,800,000
Baths	3.5
DOM	378



394 VANDERBILT AVE #3

Type	Condo	Status	Contract
Sqft	1,994	Beds	3
PPSF	\$1,317	Fees	\$1,158

Clinton Hill

Ask	\$2,625,000
Baths	2.5
DOM	174



437 WARREN ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$497

Boerum Hill

Ask	\$2,500,000
Baths	2.5
DOM	101

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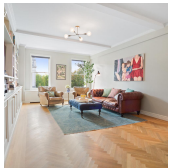
319 8 ST

Type Multihouse
Sqft 2,800
PPSF \$892

Status Contract
Beds 4
Fees N/A

Park Slope

Ask \$2,495,000
Baths 3
DOM 569



TURNER TOWERS (135 EASTERN PKWY) # 4 F

Type Coop
Sqft 2,300
PPSF \$1,065

Status Contract
Beds 4
Fees N/A

Prospect Heights

Ask \$2,450,000
Baths 2.5
DOM 35



25 CLERMONT AVE

Type Townhouse
Sqft 3,090
PPSF \$776

Status Contract
Beds 3
Fees \$775

Fort Greene

Ask \$2,395,000
Baths 2
DOM 129



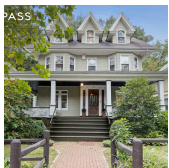
121 BAY 23 ST

Type Townhouse
Sqft 3,600
PPSF \$653

Status Contract
Beds 9
Fees \$725

Bath Beach

Ask \$2,350,000
Baths 6
DOM 386



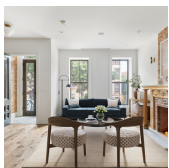
316 ARGYLE RD

Type Townhouse
Sqft 2,686
PPSF \$856

Status Contract
Beds 6
Fees N/A

Flatbush

Ask \$2,299,000
Baths 2
DOM 87



670 QUINCY ST

Type Townhouse
Sqft 3,100
PPSF \$725

Status Contract
Beds 6
Fees \$341

Bedford Stuyvesant

Ask \$2,245,000
Baths 5.5
DOM 184

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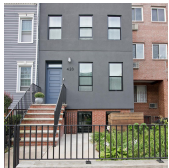


THE IROQUOIS (620 10 ST) #1A

Type	Condo	Status	Contract
Sqft	N/A	Beds	2
PPSF	N/A	Fees	\$916

Park Slope

Ask	\$2,245,000
Baths	3
DOM	22



420 17 ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Park Slope

Ask	\$2,195,000
Baths	1
DOM	34

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