

JAN 25 - 31, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 17 contracts signed this week, made up of 7 condos, 2 co-ops and 8 houses. The previous week saw 18 deals.

\$3,044,143

Average Asking Price

\$2,695,000

Median Asking Price

\$1,305

Average PPSF

3%

Average Discount

\$51,750,430

Total Volume

206

Average Days On Market

589 Third Street in Park Slope entered contract this week, with a last asking price of \$4,350,000. Built in 1901, this townhouse spans 3,840 square feet with 6 beds and 5 baths. It features patterned parquet floors, a windowed formal dining room, a kitchen with floor-to-ceiling wood cabinets & marble-topped workspaces, a fenced backyard with grill & outdoor project screen, and a recreation room with gym equipment. The primary bedroom offers an en-suite bath, while the top floor contains four bedrooms.

Also signed this week was Unit 1 at 196 Hicks Street in Brooklyn Heights, with a last asking price of \$4,000,000. Built in 1885, this duplex co-op spans approximately 2,800 square feet with 4 beds and 3.5 baths. The grand parlor level has 13-foot ceilings with restored and maintained architectural details of the original mansion. The living room offers a wood-burning fireplace and corner views of Hicks & Pierrepont streets through double height windows. High ceilings continue throughout the home, including in the master bedroom, which features a decorative fireplace, oversized windows, and plentiful closets.

7

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,721,633

Average Asking Price

\$3,197,500

Average Asking Price

\$3,288,000

Average Asking Price

\$2,297,430

Median Asking Price

\$3,197,500

Median Asking Price

\$3,399,500

Median Asking Price

\$1,563

Average PPSF

\$1,314

Average PPSF

\$1,078

Average PPSF

1,801

Average SqFt

2,400

Average SqFt

3,168

Average SqFt



589 3 ST

Type Townhouse
SqFt 3,840
PPSF \$1,133

Status Contract
Beds 6
Fees \$1,232

Park Slope

Ask \$4,350,000
Baths 5
DOM 57



196 HICKS ST #1

Type Coop
SqFt 2,800
PPSF \$1,429

Status Contract
Beds 4
Fees \$6,000

Brooklyn Heights

Ask \$4,000,000
Baths 3.5
DOM 24



655 DEAN ST

Type Townhouse
SqFt 3,200
PPSF \$1,249

Status Contract
Beds 3
Fees \$245

Prospect Heights

Ask \$3,995,000
Baths 3.5
DOM 177



550 VANDERBILT AVE #M1

Type Condo
SqFt 3,200
PPSF \$1,249

Status Contract
Beds 3
Fees \$3,978

Prospect Heights

Ask \$3,995,000
Baths 3.5
DOM 485



85 BUCKINGHAM RD

Type Townhouse
SqFt 4,500
PPSF \$862

Status Contract
Beds 7
Fees \$1,337

Prospect Park South

Ask \$3,875,000
Baths 4
DOM 323



29 LINCOLN PL

Type Townhouse
SqFt 2,870
PPSF \$1,342

Status Contract
Beds 4
Fees \$962

Park Slope

Ask \$3,849,000
Baths 4
DOM N/A

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1 PROSPECT PK W #3B

Park Slope

Type	Condo	Status	Contract	Ask	\$3,750,000
Sqft	2,144	Beds	3	Baths	3.5
PPSF	\$1,750	Fees	\$4,842	DOM	2



126 KENT ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	2,736	Beds	5	Baths	2.5
PPSF	\$1,079	Fees	\$603	DOM	129



351 5 ST

Park Slope

Type	Multihouse	Status	Contract	Ask	\$2,695,000
Sqft	2,450	Beds	4	Baths	2
PPSF	\$1,100	Fees	\$510	DOM	47



57 MARLBOROUGH RD

Flatbush

Type	Townhouse	Status	Contract	Ask	\$2,490,000
Sqft	4,045	Beds	8	Baths	2
PPSF	\$616	Fees	\$735	DOM	554



1 CLINTON ST #11C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,470,000
Sqft	1,456	Beds	2	Baths	2
PPSF	\$1,697	Fees	\$3,154	DOM	78



9 PROSPECT PK W #4B

Park Slope

Type	Coop	Status	Contract	Ask	\$2,395,000
Sqft	2,000	Beds	3	Baths	2
PPSF	\$1,198	Fees	\$2,305	DOM	442

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BROOKLYN POINT (1 CITY POINT) # 61H

Downtown

Type	Condom	Status	Contract	Ask	\$2,297,430
Sqft	1,178	Beds	2	Baths	2
PPSF	\$1,951	Fees	N/A	DOM	N/A



70 WASHINGTON ST # 3 R

Dumbo

Type	Condo	Status	Contract	Ask	\$2,259,000
Sqft	1,675	Beds	2	Baths	3
PPSF	\$1,349	Fees	\$1,753	DOM	246



125 BOERUM PL # G1

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,690	Beds	3	Baths	3
PPSF	\$1,332	Fees	\$1,824	DOM	117



437 10 ST # WHHSE

Park Slope

Type	Multihouse	Status	Contract	Ask	\$2,100,000
Sqft	1,700	Beds	4	Baths	2
PPSF	\$1,236	Fees	N/A	DOM	194



11 HOYT ST # 37J

Downtown

Type	Condo	Status	Contract	Ask	\$2,030,000
Sqft	1,264	Beds	2	Baths	2
PPSF	\$1,607	Fees	\$2,571	DOM	N/A

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