

FEB 15 - 21, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 23 contracts signed this week, made up of 9 condos, and 14 houses. The previous week saw 24 deals.

\$2,978,571

Average Asking Price

\$2,509,215

Median Asking Price

\$1,329

Average PPSF

4%

Average Discount

\$68,507,125

Total Volume

216

Average Days On Market

330 Sackett Street in Carroll Gardens entered contract this week, with a last asking price of \$6,500,000. This newly-constructed, single-family townhouse has a 20-foot wide footprint and spans 4,256 square feet with 4 beds and 6.5 baths. It features private garage parking, bespoke finishes, a gorgeous outdoor space, custom walnut benches and closets, high ceilings, wide-plank white oak floors, custom moldings, a window wall, and much more. A central staircase leads to the owner's suite, which offers a large custom walk-in closet, en-suite spa bath, and a private terrace.

Also signed this week was 72 Hicks Street in Brooklyn Heights, with a last asking price of \$5,750,000. Built circa 1826, this historic townhome has a 25-foot wide floorplan, and spans approximately 3,400 square feet with 6 beds and 3 baths. Recently renovated and meticulously maintained, it features a landscaped garden with a pond and cherry blossom tree, two wood-burning fireplaces, dual kitchens, a sizable media room, and much more. The full-width master bedroom offers direct city views, high ceilings, and ample closet space.

9

Condo Deal(s)

0

Co-op Deal(s)

14

Townhouse Deal(s)

\$2,535,348

Average Asking Price

\$0

Average Asking Price

\$3,263,500

Average Asking Price

\$2,450,000

Median Asking Price

\$0

Median Asking Price

\$2,660,000

Median Asking Price

\$1,735

Average PPSF

N/A

Average PPSF

\$1,058

Average PPSF

1,516

Average SqFt

N/A

Average SqFt

3,189

Average SqFt



330 SACKETT ST

Type	Townhouse	Status	Contract
SqFt	4,256	Beds	4
PPSF	\$1,527	Fees	\$178

Carroll Gardens

Ask	\$6,500,000
Baths	6.5
DOM	115



72 HICKS ST

Type	Townhouse	Status	Contract
SqFt	3,400	Beds	6
PPSF	\$1,692	Fees	\$2,009

Brooklyn Heights

Ask	\$5,750,000
Baths	3
DOM	N/A

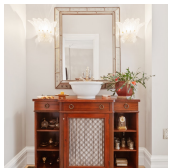


16 VERANDAH PL

Type	Townhouse	Status	Contract
SqFt	2,800	Beds	4
PPSF	\$1,608	Fees	\$1,403

Cobble Hill

Ask	\$4,500,000
Baths	3
DOM	247



462 14 ST

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$624

Park Slope

Ask	\$3,595,000
Baths	2
DOM	389



1 CITY POINT #49D

Type	Condop	Status	Contract
SqFt	1,454	Beds	3
PPSF	\$2,337	Fees	N/A

Downtown

Ask	\$3,396,900
Baths	3
DOM	N/A



184A BERGEN ST

Type	Townhouse	Status	Contract
SqFt	3,120	Beds	7
PPSF	\$1,010	Fees	\$705

Boerum Hill

Ask	\$3,150,000
Baths	3
DOM	233

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206 WARREN ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$3,100,000
Sqft	4,600	Beds	3	Baths	2
PPSF	\$674	Fees	\$459	DOM	258



1 CITY POINT #45E

Downtown

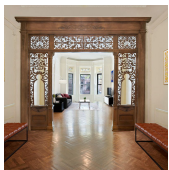
Type	Condop	Status	Contract	Ask	\$3,081,330
Sqft	1,485	Beds	3	Baths	2
PPSF	\$2,075	Fees	\$1,804	DOM	N/A



375 7 ST

Park Slope

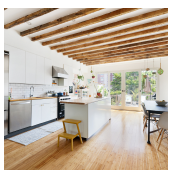
Type	Multihouse	Status	Contract	Ask	\$2,700,000
Sqft	3,300	Beds	6	Baths	3
PPSF	\$819	Fees	\$656	DOM	301



593 JEFFERSON AVE

Bedford Stuyvesant

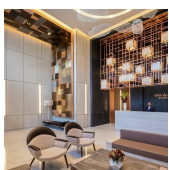
Type	Townhouse	Status	Contract	Ask	\$2,620,000
Sqft	3,600	Beds	5	Baths	3.5
PPSF	\$728	Fees	\$781	DOM	143



660 ST MARKS AVE

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,599,000
Sqft	4,040	Beds	6	Baths	4.5
PPSF	\$644	Fees	\$383	DOM	286



1 CITY POINT #49A

Downtown

Type	Condop	Status	Contract	Ask	\$2,509,215
Sqft	1,183	Beds	2	Baths	2
PPSF	\$2,122	Fees	N/A	DOM	610

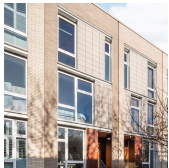
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108 JACKSON ST #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,490,000
Sqft	1,690	Beds	3	Baths	3
PPSF	\$1,474	Fees	\$1,843	DOM	34



135 N 3 ST #TH3

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$981	DOM	64



345 PRESIDENT ST

Carroll Gardens

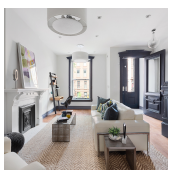
Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	2,180	Beds	3	Baths	2.5
PPSF	\$1,101	Fees	\$596	DOM	138



1 MAIN ST #2H

Dumbo

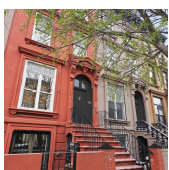
Type	Condo	Status	Contract	Ask	\$2,349,000
Sqft	2,068	Beds	2	Baths	2.5
PPSF	\$1,136	Fees	\$1,818	DOM	526



110 DECATUR ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,325,000
Sqft	2,800	Beds	5	Baths	5
PPSF	\$831	Fees	\$616	DOM	185

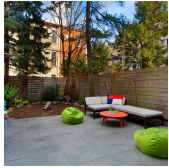


408 CLASSON AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	N/A	Beds	4	Baths	2.5
PPSF	N/A	Fees	N/A	DOM	28

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667 CARROLL ST #1

Type Condo
Sqft 1,708
PPSF \$1,289

Status Contract
Beds 3
Fees \$564

Park Slope

Ask \$2,200,000
Baths 2.5
DOM 27



105 EIGHTH AVE #6

Type Condo
Sqft 1,358
PPSF \$1,617

Status Contract
Beds 3
Fees \$1,546

Park Slope

Ask \$2,195,000
Baths 2
DOM N/A



1 CITY POINT #42H

Type Condop
Sqft 1,175
PPSF \$1,827

Status Contract
Beds 2
Fees N/A

Downtown

Ask \$2,146,680
Baths 2
DOM N/A



437 10 ST

Type Townhouse
Sqft 1,800
PPSF \$1,167

Status Contract
Beds 4
Fees N/A

Park Slope

Ask \$2,100,000
Baths 2
DOM 216



651 MACON ST

Type Townhouse
Sqft 2,364
PPSF \$889

Status Contract
Beds 4
Fees \$468

Bedford Stuyvesant

Ask \$2,100,000
Baths 3
DOM 79

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