

MAR 1 - 7, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 19 contracts signed this week, made up of 7 condos, 2 co-ops and 10 houses. The previous week saw 18 deals.

\$3,179,632

Average Asking Price

\$2,745,000

Median Asking Price

\$1,188

Average PPSF

1%

Average Discount

\$60,413,000

Total Volume

197

Average Days On Market

92A Amity Street in Cobble Hill entered contract this week, with a last asking price of \$6,400,000. Built in 2017, this first resale of one of the Polhemus townhouses offers a home spanning 3,720 square feet with 4 beds and 4.5 baths. It features a bijou sidewalk garden, a front gate with oak entry door, a soaring two-story atrium, large private terraces on the parlor and penthouse levels, and a state-of-the-art elevator. It also offers the full-service amenities of the neighboring Polhemus Residences.

Also signed this week was 873 President Street in Park Slope, with a last asking price of \$6,000,000. Built in 1878, this home was designed by Stachlin & Steiger and spans 4,892 square feet with 6 beds and 3.5 baths. It features triple exposures, oversized windows, a landscaped front courtyard, an enormous rear patio and garden, hardwood floors, Bradbury & Bradbury wallpaper, original pocket doors, and much more. The entire top floor is dedicated to the primary bedroom suite, which offers vaulted ceilings, a wood-burning fireplace, a wall of closets, and a spa-like bath.

7

Condo Deal(s)

2

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,131,858

Average Asking Price

\$2,245,000

Average Asking Price

\$3,400,000

Average Asking Price

\$3,213,000

Median Asking Price

\$2,245,000

Median Asking Price

\$2,795,000

Median Asking Price

\$1,498

Average PPSF

\$1,350

Average PPSF

\$954

Average PPSF

2,189

Average SqFt

1,700

Average SqFt

3,543

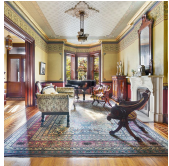
Average SqFt



92A AMITY ST

Cobble Hill

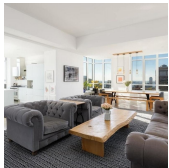
Type	Townhouse	Status	Contract	Ask	\$6,400,000
SqFt	3,720	Beds	4	Baths	4.5
PPSF	\$1,721	Fees	\$2,415	DOM	366



873 PRESIDENT ST

Park Slope

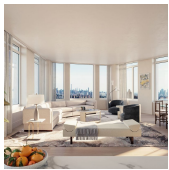
Type	Townhouse	Status	Contract	Ask	\$6,000,000
SqFt	4,892	Beds	6	Baths	3.5
PPSF	\$1,227	Fees	\$1,165	DOM	37



265 STATE ST #1801

Boerum Hill

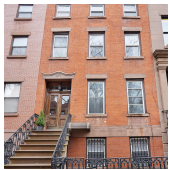
Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	2,821	Beds	5	Baths	4.5
PPSF	\$1,596	Fees	\$5,999	DOM	152



1 CLINTON ST #16A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,630,000
SqFt	1,993	Beds	3	Baths	2.5
PPSF	\$1,822	Fees	\$4,410	DOM	162



277 SACKETT ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	3,960	Beds	4	Baths	4
PPSF	\$884	Fees	\$593	DOM	227



199 11 ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	4,600	Beds	6	Baths	5
PPSF	\$760	Fees	\$433	DOM	47

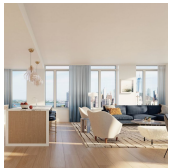
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139 HURON ST #THB

Greenpoint

Type	Condo	Status	Contract	Ask	\$3,400,000
Sqft	2,440	Beds	3	Baths	2.5
PPSF	\$1,394	Fees	\$3,282	DOM	153



1 CLINTON ST #16C

Brooklyn Heights

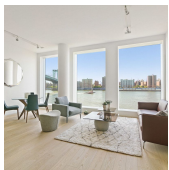
Type	Condo	Status	Contract	Ask	\$3,213,000
Sqft	1,981	Beds	3	Baths	2.5
PPSF	\$1,622	Fees	\$4,404	DOM	521



390 DEGRAW ST

Gowanus

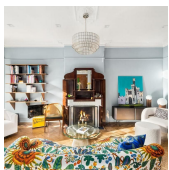
Type	Multihouse	Status	Contract	Ask	\$2,895,000
Sqft	3,200	Beds	6	Baths	3
PPSF	\$905	Fees	\$488	DOM	501



1 JOHN ST #4C

Dumbo

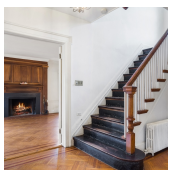
Type	Condo	Status	Contract	Ask	\$2,745,000
Sqft	1,489	Beds	2	Baths	2
PPSF	\$1,844	Fees	\$2,895	DOM	277



639 MACON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	3,600	Beds	6	Baths	5
PPSF	\$749	Fees	\$618	DOM	580



130 BUCKINGHAM RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,425,000
Sqft	2,722	Beds	5	Baths	3.5
PPSF	\$891	Fees	\$957	DOM	55

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474 DEAN ST

Type	Townhouse	Status	Contract
Sqft	2,096	Beds	4
PPSF	\$1,095	Fees	\$432

Prospect Heights

Ask	\$2,295,000
Baths	2
DOM	25



784 CARROLL ST #5/6

Type	Coop	Status	Contract
Sqft	1,700	Beds	3
PPSF	\$1,350	Fees	\$1,321

Park Slope

Ask	\$2,295,000
Baths	2
DOM	124



222 HANCOCK ST #1

Type	Condo	Status	Contract
Sqft	3,127	Beds	3
PPSF	\$720	Fees	\$752

Bedford Stuyvesant

Ask	\$2,250,000
Baths	3
DOM	145



90 PROSPECT PK W #3R

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$1,050

Park Slope

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

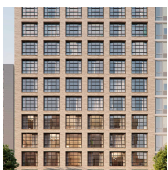


972 ST JOHNS PL

Type	Multihouse	Status	Contract
Sqft	3,636	Beds	5
PPSF	\$604	Fees	\$505

Crown Heights

Ask	\$2,195,000
Baths	3.5
DOM	120



211 SCHERMERHORN ST #11D

Type	Condo	Status	Contract
Sqft	1,468	Beds	3
PPSF	\$1,488	Fees	\$2,369

Downtown

Ask	\$2,185,000
Baths	2
DOM	5

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1652 10 AVE

Type Multihouse
Sqft 3,000
PPSF \$700

Status Contract
Beds 3
Fees \$500

Windsor Terrace

Ask \$2,100,000
Baths 3
DOM 41

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