

MAR 8 - 14, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 24 contracts signed this week, made up of 7 condos, 1 co-op and 16 houses. The previous week saw 19 deals.

\$3,405,375

Average Asking Price

\$2,897,500

Median Asking Price

\$1,186

Average PPSF

0%

Average Discount

\$81,729,000

Total Volume

148

Average Days On Market

Unit N1005 at 90 Furman Street in Brooklyn Heights entered contract this week, with a last asking price of \$7,700,000. Built in 2015, this unique triplex penthouse spans 3,234 square feet with 3 beds and 3.5 baths. It features nearly 2,000 square feet of private, landscaped outdoor space across three levels, views of the Manhattan skyline, New York Harbor, and the Statue of Liberty, 18-foot ceilings with oversized windows, custom walnut woodwork and brass details, and a massive double private roof deck. The primary bedroom suite offers two walk-in closets, and a large, marble-clad bathroom with double sinks and built-in storage. The building amenities include a 24-hour doorman, an on-site valet parking garage, two fitness centers, access to a rooftop pool, and much more.

Also signed this week was Unit 32C at 1 Clinton Street in Brooklyn Heights, with a last asking price of \$6,600,000. Built in 2020, this sponsor duplex condo spans 3,184 square feet with 3 beds and 2.5 baths. It features views across New York Harbor and lower Manhattan through nine 8-foot windows, a gracious foyer with powder room, a windowed kitchen, and much more. The primary suite sits on the corner of the unit and offers two walk-in closets and an en-suite, windowed, five-fixture marble clad bath. Building amenities include a resident manager, various outdoor space, a 2,000 square foot fitness center, a 3,500 square foot residents terrace, and much more.

7

Condo Deal(s)

1

Co-op Deal(s)

16

Townhouse Deal(s)

\$4,256,286

Average Asking Price

\$2,795,000

Average Asking Price

\$3,071,250

Average Asking Price

\$3,995,000

Median Asking Price

\$2,795,000

Median Asking Price

\$2,770,000

Median Asking Price

\$1,745

Average PPSF

\$1,503

Average PPSF

\$992

Average PPSF

2,791

Average SqFt

1,860

Average SqFt

3,204

Average SqFt



90 FURMAN ST #N1005

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	3,234	Beds	3
PPSF	\$2,381	Fees	\$7,945

Ask	\$7,700,000
Baths	3
DOM	46



1 CLINTON ST #32C

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	3,184	Beds	3
PPSF	\$2,073	Fees	\$7,809

Ask	\$6,600,000
Baths	2.5
DOM	N/A

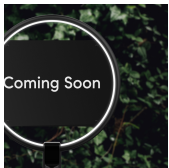


23 PROSPECT PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	4,400	Beds	6
PPSF	\$1,125	Fees	\$1,215

Ask	\$4,950,000
Baths	3
DOM	138



96 FT GREENE PL

Fort Greene

Type	Townhouse	Status	Contract
SqFt	4,000	Beds	6
PPSF	\$1,100	Fees	\$1,001

Ask	\$4,400,000
Baths	5
DOM	32

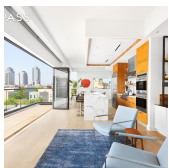


15 PROSPECT PK W

Park Slope

Type	Townhouse	Status	Contract
SqFt	2,680	Beds	4
PPSF	\$1,642	Fees	\$1,467

Ask	\$4,400,000
Baths	3
DOM	89



172 N 10 ST #PH5

Williamsburg

Type	Condo	Status	Contract
SqFt	2,316	Beds	3
PPSF	\$1,836	Fees	\$2,933

Ask	\$4,250,000
Baths	3
DOM	272

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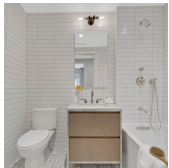


27 7 AVE

Type	Townhouse	Status	Contract
Sqft	4,000	Beds	6
PPSF	\$999	Fees	\$1,189

Park Slope

Ask	\$3,995,000
Baths	4
DOM	8



77 ORANGE ST #MAIS

Type	Condo	Status	Contract
Sqft	3,454	Beds	3
PPSF	\$1,157	Fees	\$5,475

Brooklyn Heights

Ask	\$3,995,000
Baths	3
DOM	504



145 ST MARKS AVE

Type	Townhouse	Status	Contract
Sqft	3,520	Beds	5
PPSF	\$1,066	Fees	\$622

Prospect Heights

Ask	\$3,750,000
Baths	3
DOM	43



8209 11 AVE

Type	Townhouse	Status	Contract
Sqft	4,260	Beds	5
PPSF	\$763	Fees	\$1,592

Dyker Heights

Ask	\$3,250,000
Baths	3.5
DOM	275

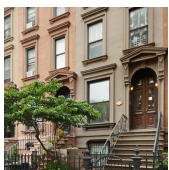


465 PACIFIC ST #2E

Type	Condo	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$3,240

Boerum Hill

Ask	\$2,900,000
Baths	3
DOM	N/A



186 WASHINGTON AVE

Type	Multihouse	Status	Contract
Sqft	3,200	Beds	4
PPSF	\$907	Fees	\$718

Clinton Hill

Ask	\$2,900,000
Baths	3
DOM	182

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145 NELSON ST

Type	Townhouse	Status	Contract
Sqft	2,020	Beds	3
PPSF	\$1,434	Fees	\$276

Carroll Gardens

Ask	\$2,895,000
Baths	2
DOM	36



90 EIGHTH AVE #9B

Type	Coop	Status	Contract
Sqft	1,860	Beds	3
PPSF	\$1,503	Fees	\$1,952

Park Slope

Ask	\$2,795,000
Baths	2
DOM	14

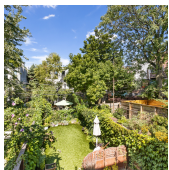


39 HART ST

Type	Multihouse	Status	Contract
Sqft	3,700	Beds	7
PPSF	\$715	Fees	\$378

Bedford Stuyvesant

Ask	\$2,645,000
Baths	5.5
DOM	109



605 PRESIDENT ST #TWHS

Type	Townhouse	Status	Contract
Sqft	1,848	Beds	4
PPSF	\$1,394	Fees	\$473

Park Slope

Ask	\$2,575,000
Baths	3
DOM	161

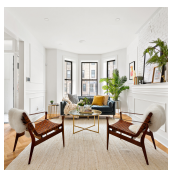


212 14 ST

Type	Multihouse	Status	Contract
Sqft	2,430	Beds	5
PPSF	\$947	Fees	\$482

Park Slope

Ask	\$2,300,000
Baths	3
DOM	65



682 LINCOLN PL

Type	Townhouse	Status	Contract
Sqft	2,812	Beds	6
PPSF	\$817	Fees	\$392

Crown Heights

Ask	\$2,295,000
Baths	4.5
DOM	13

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4 4 5 MACDONOUGH ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,295,000
Sqft	2,700	Beds	4	Baths	3.5
PPSF	\$850	Fees	\$386	DOM	138



123 FT GREENE PL #1B

Fort Greene

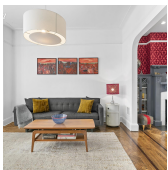
Type	Condo	Status	Contract	Ask	\$2,249,000
Sqft	1,765	Beds	3	Baths	2.5
PPSF	\$1,275	Fees	\$1,796	DOM	270



2 8 7 E 5 ST

Kensington

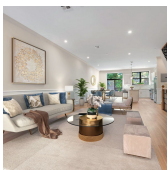
Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	3,288	Beds	4	Baths	2.5
PPSF	\$668	Fees	\$587	DOM	23



2 3 9 STERLING ST

Prospect Lefferts Gardens

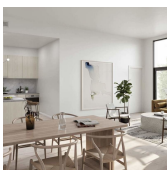
Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,400	Beds	3	Baths	3
PPSF	\$896	Fees	\$1,499	DOM	11



5 8 6 QUINCY ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,145,000
Sqft	4,000	Beds	5	Baths	4
PPSF	\$537	Fees	\$241	DOM	819



7 8 2 PL # 4

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$977	DOM	3

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