Weekly Report on Residential Contracts Signed \$2M and Above

MAR 15 - 21, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 21 contracts signed this week, made up of 10 condos, 1 co-op and 10 houses. The previous week saw 24 deals.

| \$3,177,334 | \$2,750,000 | \$1,362 |
|----------------------|---------------------|------------------------|
| Average Asking Price | Median Asking Price | Average PPSF |
| 2% | \$66,724,000 | 197 |
| Average Discount | Total Volume | Average Days On Market |

328 Sackett Street in Carroll Gardens entered contract this week, with a last asking price of \$6,850,000. One of two newly-constructed single-family townhomes, it offers a 20-foot wide floorplan and spans 4,256 square feet with 4 beds and 6.5 baths. It features a private parking garage, outdoor space on all levels including a fenced-in, paved backyard with turf, a full-width kitchen complete with high-end appliances and custom cabinetry, high ceilings, white oak wide-plank floors, and much more. The owner's suite offers a private terrace, large walk-in closet and dressing area, and a spa-like en suite bath.

Also signed this week was Unit 2A at 277 1st Street in Park Slope, with a last asking price of \$5,250,000. Built in 2005, this duplex unit is one of six boutique condos, and it spans 3,028 square feet with 4 beds and 3 baths. It features an elevator, a backyard with heated pool, rock climbing wall, and grill area, a private parking garage, floor-to-ceiling windows, an 11-foot long custom wet bar, a chefs kitchen equipped with high-end appliances and dining bar, and much more. Upstairs, the primary suite offers a window wall, enormous walk-in closet, and a spa-like en suite bath with steam shower.

| 10 | 1 | 10 |
|----------------------|----------------------|----------------------|
| Condo Deal(s) | Co-op Deal(s) | Townhouse Deal(s) |
| \$3,097,000 | \$2,750,000 | \$3,300,400 |
| Average Asking Price | Average Asking Price | Average Asking Price |
| \$2,722,500 | \$2,750,000 | \$2,775,000 |
| Median Asking Price | Median Asking Price | Median Asking Price |
| \$1,608 | \$1,223 | \$1,071 |
| Average PPSF | Average PPSF | Average PPSF |
| 1,996 | 2,250 | 3,072 |
| Average SqFt | Average SqFt | Average SqFt |

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| | 328 | SACKETT ST | | | Carrol | Gardens | |
|---|--|---|--|---|--|---|--|
| | Туре | Townhouse | Status | Contract | Ask | \$6,850,000 | |
| | SqFt | 4,256 | Beds | 4 | Baths | 6.5 | |
| - | PPSF | \$1,609 | Fees | \$1,081 | DOM | 140 | |
| | | | | | | | |
| | 277 1 | 1 ST #2A | | | Park S | lope | |
| | Туре | Condo | Status | Contract | Ask | \$5,250,000 | |
| | SqFt | 3,028 | Beds | 4 | Baths | 3 | |
| | PPSF | \$1,734 | Fees | \$3,331 | DOM | 399 | |
| | | | | | | | |
| | 1 P R (| OSPECT PK W # | # 4 A | | Park S | lope | |
| | Туре | Condo | Status | Contract | Ask | \$4,675,000 | |
| | SqFt | 2,636 | Beds | 3 | Baths | 3.5 | |
| | PPSF | \$1,774 | Fees | \$5,994 | DOM | 2 | |
| | | | | | | | |
| | 31 S | ELLIOTT PL | | | Fort G | reene | |
| | | ELLIOTT PL Townhouse | Status | Contract | Fort G | | |
| | Туре | Townhouse | | Contract 4 | Ask | \$3,995,000 | |
| | | | Status Beds Fees | | | | |
| | Type SqFt PPSF | Townhouse 3,196 \$1,250 | Beds | 4 | Ask Baths | \$3,995,000 2.5 | |
| | Type SqFt PPSF | Townhouse 3,196 | Beds | 4 | Ask Baths | \$3,995,000 2.5 17 | |
| | Type SqFt PPSF | Townhouse 3,196 \$1,250 | Beds | 4 | Ask Baths DOM | \$3,995,000 2.5 17 | |
| | Type SqFt PPSF 3 4 7 A | Townhouse 3,196 \$1,250 | Beds Fees | 4 \$608 | Ask Baths DOM Boerur | \$3,995,000 2.5 17 n Hill | |
| | Type SqFt PPSF 3 4 7 A Type | Townhouse 3,196 \$1,250 • STATE ST Townhouse | Beds Fees Status | 4 \$608 Contract | Ask Baths DOM Boerun Ask | \$3,995,000 2.5 17 n Hill \$3,875,000 | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 | Beds Fees Status Beds Fees | 4 \$608 Contract 6 | Ask Baths DOM Boerur Ask Baths DOM | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 | Beds Fees Status Beds Fees | 4 \$608 Contract 6 \$1,110 | Ask Baths DOM Boerur Ask Baths DOM Brookl | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 yn Heights | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF 1 C L I Type | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 • NTON ST #20C Condo | Beds Fees Status Beds Fees Status | 4 \$608 Contract 6 \$1,110 Contract | Ask Baths DOM Boerur Ask Baths DOM Brookl Ask | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 yn Heights \$3,410,000 | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF 1 C L I Type SqFt | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 • INTON ST #20C Condo 1,981 | Beds Fees Status Beds Fees Status Beds | 4 \$608 Contract 6 \$1,110 Contract 3 | Ask Baths DOM Boerun Ask Baths DOM Brookl Ask Baths | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 yn Heights \$3,410,000 2.5 | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF 1 C L I Type | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 • NTON ST #20C Condo | Beds Fees Status Beds Fees Status | 4 \$608 Contract 6 \$1,110 Contract | Ask Baths DOM Boerur Ask Baths DOM Brookl Ask | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 yn Heights \$3,410,000 | |
| | Type SqFt PPSF 3 4 7 A Type SqFt PPSF 1 C L I Type SqFt | Townhouse 3,196 \$1,250 • STATE ST Townhouse 3,600 \$1,077 • INTON ST #20C Condo 1,981 | Beds Fees Status Beds Fees Status Beds | 4 \$608 Contract 6 \$1,110 Contract 3 | Ask Baths DOM Boerun Ask Baths DOM Brookl Ask Baths | \$3,995,000 2.5 17 n Hill \$3,875,000 4.5 267 yn Heights \$3,410,000 2.5 | |

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| 011001 | | | | | | | |
|--------------|--------------|--------------|-----------|----------|--------|-------------|--|
| | 51 01 | | | | | | |
| and a second | 51 51 | DNEY PL | | | Brookl | yn Heights | |
| | Туре | Townhouse | Status | Contract | Ask | \$3,400,000 | |
| | Sqft | N/A | Beds | 3 | Baths | 2.5 | |
| | PPSF | N/A | Fees | N/A | DOM | 389 | |
| | | | | | | | |
| | 90 F | URMAN ST #I | N 1 0 5 | | Brookl | yn Heights | |
| | Туре | Condo | Status | Contract | Ask | \$3,250,000 | |
| | Sqft | 2,054 | Beds | 2 | Baths | 2.5 | |
| | PPSF | \$1,583 | Fees | \$4,473 | DOM | 12 | |
| | | | | | | | |
| PASS | 640 | BALTIC ST #1 | l | | Park S | lope | |
| | Туре | Condo | Status | Contract | Ask | \$2,995,000 | |
| | Sqft | 3,362 | Beds | 3 | Baths | 2 | |
| | PPSF | \$891 | Fees | \$1,715 | DOM | 69 | |
| | 212 \$ | T MARKS AV | E | | Prospe | ect Heights | |
| | Туре | Multihouse | Status | Contract | Ask | \$2,800,000 | |
| | Sqft | 2,193 | Beds | 4 | Baths | 2.5 | |
| | PPSF | \$1,277 | Fees | \$395 | DOM | 177 | |
| | | | | | | | |
| | 657 I | DEGRAW | | | Park S | lope | |
| | Туре | Townhouse | Status | Contract | Ask | \$2,750,000 | |
| | Sqft | N/A | Beds | 3 | Baths | 3 | |
| | PPSF | N/A | Fees | \$935 | DOM | 172 | |
| | | | | | | | |
| <u> </u> | 305 | EIGHTH AVE | # B 2 B 3 | | Park S | lope | |
| | Туре | Соор | Status | Contract | Ask | \$2,750,000 | |
| | Sqft | 2,250 | Beds | 4 | Baths | 3 | |
| the l | PPSF | \$1,223 | Fees | N/A | DOM | 14 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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| - 3i //i | 1097 | LORIMER ST | | | Green | point |
|----------|---|---|---|---|---|--|
| | Туре | Townhouse | Status | Contract | Ask | \$2,495,000 |
| | Sqft | 2,445 | Beds | 4 | Baths | 2 |
| | PPSF | \$1,021 | Fees | \$523 | DOM | 616 |
| | | Ψ1,021 | 1000 | <u><u></u></u> | Don | |
| | 334 | E 17 ST | | | Flatbu | sh |
| | | | | | | |
| | Туре | Multihouse | Status | Contract | Ask | \$2,495,000 |
| | Sqft | 3,538 | Beds - | 8 | Baths | 5.5 |
| | PPSF | \$706 | Fees | \$757 | DOM | 511 |
| | 247 | 4 AVE #2B | | | | |
| 15-0 | | | | | Park S | |
| | Туре | Condo | Status | Contract | Ask | \$2,450,000 |
| | Sqft | 1,609 | Beds | 3 | Baths | 2.5 |
| | PPSF | \$1,523 | Fees | \$1,462 | DOM | 512 |
| | | | Park Slope | | | |
| A | 1 P R 🤇 | OSPECT PK W # | 4 F | | Park S | lope |
| | | | | Contract | | |
| | Туре | Condo | Status | Contract | Ask | \$2,395,000 |
| A | | | | Contract 2 \$3,352 | | |
| | Type Sqft | Condo 1,596 | Status Beds | 2 | Ask Baths | \$2,395,000 2 |
| | Type Sqft PPSF | Condo 1,596 | Status Beds Fees | 2 | Ask Baths DOM | \$2,395,000 2 |
| | Type Sqft PPSF | Condo 1,596 \$1,501 | Status Beds Fees | 2 | Ask Baths DOM | \$2,395,000 2 225 |
| | Type Sqft PPSF 2 N O Type | Condo 1,596 \$1,501 PRTHSIDE PIERS | Status Beds Fees # 2 6 A | 2 \$3,352 | Ask Baths DOM Willian Ask | \$2,395,000 2 225 nsburg \$2,295,000 |
| | Type Sqft PPSF 2 NO | Condo 1,596 \$1,501 PRTHSIDE PIERS Condo | Status Beds Fees # 2 6 A Status | 2 \$3,352 Contract | Ask Baths DOM Willian | \$2,395,000 2 225 nsburg \$2,295,000 |
| | Type Sqft PPSF 2 N O Type Sqft PPSF | Condo 1,596 \$1,501 PRTHSIDE PIERS Condo 1,376 \$1,668 | Status Beds Fees # 2 6 A Status Beds Fees | 2 \$3,352 Contract 2 | Ask Baths DOM Willian Ask Baths DOM | \$2,395,000 2 225 nsburg \$2,295,000 2 27 |
| | Type Sqft PPSF 2 N O Type Sqft PPSF 5 61 N | Condo 1,596 \$1,501 PRTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S | Status Beds Fees # 2 6 A Status Beds Fees | 2 \$3,352 Contract 2 \$1,197 | Ask Baths DOM Willian Ask Baths DOM Bedfor | \$2,395,000 2 225 msburg \$2,295,000 2 27 d Stuyvesant |
| | Type Sqft PPSF 2 NO Type Sqft PPSF 561 N Type | Condo 1,596 \$1,501 ORTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S Multihouse | Status Beds Fees # 2 6 A Status Beds Fees ST Status | 2 \$3,352 Contract 2 \$1,197 Contract | Ask Baths DOM Willian Ask Baths DOM Bedfor Ask | \$2,395,000 2 225 msburg \$2,295,000 2 27 rd Stuyvesant \$2,195,000 |
| | Type Sqft PPSF 2 N O Type Sqft PPSF 5 61 N Type Sqft | Condo 1,596 \$1,501 ORTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S Multihouse 2,700 | Status Beds Fees # 2 6 A Status Beds Fees ST Status Beds | 2 \$3,352 Contract 2 \$1,197 Contract 5 | Ask Baths DOM Willian Ask Baths DOM Bedfor Ask Baths | \$2,395,000 2 225 msburg \$2,295,000 2 27 rd Stuyvesant \$2,195,000 3 |
| | Type Sqft PPSF 2 NO Type Sqft PPSF 561 N Type | Condo 1,596 \$1,501 ORTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S Multihouse | Status Beds Fees # 2 6 A Status Beds Fees ST Status | 2 \$3,352 Contract 2 \$1,197 Contract | Ask Baths DOM Willian Ask Baths DOM Bedfor Ask | \$2,395,000 2 225 msburg \$2,295,000 2 27 rd Stuyvesant \$2,195,000 |
| | Type Sqft PPSF 2 N O Type Sqft PPSF 5 61 N Type Sqft | Condo 1,596 \$1,501 ORTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S Multihouse 2,700 | Status Beds Fees # 2 6 A Status Beds Fees ST Status Beds | 2 \$3,352 Contract 2 \$1,197 Contract 5 | Ask Baths DOM Willian Ask Baths DOM Bedfor Ask Baths | \$2,395,000 2 225 msburg \$2,295,000 2 27 rd Stuyvesant \$2,195,000 3 |
| | Type Sqft PPSF 2 N O Type Sqft PPSF 5 61 N Type Sqft | Condo 1,596 \$1,501 ORTHSIDE PIERS Condo 1,376 \$1,668 MACDONOUGH S Multihouse 2,700 | Status Beds Fees # 2 6 A Status Beds Fees ST Status Beds | 2 \$3,352 Contract 2 \$1,197 Contract 5 | Ask Baths DOM Willian Ask Baths DOM Bedfor Ask Baths | \$2,395,000 2 225 msburg \$2,295,000 2 27 rd Stuyvesant \$2,195,000 3 |

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BROOKLYN LUXURY REPORT

| 782 Type Sqft PPSF | PL #2 Condo 1,146 \$1,877 | Status Beds Fees | Contract 2 \$1,022 | Carrol Ask Baths DOM | I Gardens \$2,150,000 2 N/A | |
|------------------------------|---------------------------------------|------------------------|--------------------------|-------------------------------|---|--|
| 1589 Type Sqft PPSF | E 2 ST Townhouse 2,644 \$813 | Status Beds Fees | Contract 5 \$976 | Ocean Ask Baths DOM | Parkway \$2,149,000 3 34 | |
| 782 Type Sqft PPSF | PL #3 Condo 1,166 \$1,802 | Status Beds Fees | Contract 3 \$1,006 | Carrol Ask Baths DOM | I Gardens \$2,100,000 2 8 | |

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