

MAR 22 - 28, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 40 contracts signed this week, made up of 15 condos, 4 co-ops and 21 houses. The previous week saw 21 deals.

**\$3,324,425**

Average Asking Price

**\$2,795,000**

Median Asking Price

**\$1,289**

Average PPSF

**2%**

Average Discount

**\$132,977,000**

Total Volume

**121**

Average Days On Market

489 Henry Street in Cobble Hill entered contract this week, with a last asking price of \$7,100,000. Originally built in 1915, this gut-renovated three-story townhouse spans approximately 5,500 square feet with 5 beds and 4 baths. It features soaring 20-foot ceilings, an open chef's kitchen, a dining room with glass wall, a finished basement, a separate, free-standing guest house/work studio in the garden, a solar system, and much more. The home offers a lofty design with plenty of open space, a full-width primary suite with terrace, and an additional full-width bedroom on the top floor.

Also signed this week was 67 2nd Place in Carroll Gardens, with a last asking price of \$6,500,000. Originally built in 1901 and redone last year, this townhome spans 4,352 square feet with 6 beds and 5 baths. It features a large front garden, solid white oak herringbone floors with walnut inlay, a marble and white quartz fireplace with built-in storage cabinets, a true chef's kitchen with high-end appliances, an intercom & home control panel, radiant tile flooring, and much more. The bedrooms offer large closets, custom built-in workstations, designer light fixtures, fireplace, terrace, and ensuite baths.

**15**

Condo Deal(s)

**4**

Co-op Deal(s)

**21**

Townhouse Deal(s)

**\$2,834,200**

Average Asking Price

**\$2,568,750**

Average Asking Price

**\$3,818,524**

Average Asking Price

**\$2,750,000**

Median Asking Price

**\$2,587,500**

Median Asking Price

**\$2,950,000**

Median Asking Price

**\$1,539**

Average PPSF

**\$1,360**

Average PPSF

**\$1,059**

Average PPSF

**1,886**

Average SqFt

**2,040**

Average SqFt

**3,597**

Average SqFt



**489 HENRY ST**

**Cobble Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	5,500	<b>Beds</b>	5
<b>PPSF</b>	\$1,291	<b>Fees</b>	\$1,623

<b>Ask</b>	\$7,100,000
<b>Baths</b>	4
<b>DOM</b>	22



**67 2 PL**

**Carroll Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,352	<b>Beds</b>	6
<b>PPSF</b>	\$1,494	<b>Fees</b>	\$1,129

<b>Ask</b>	\$6,500,000
<b>Baths</b>	5
<b>DOM</b>	27



**330 SACKETT**

**Carroll Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	N/A
<b>PPSF</b>	N/A	<b>Fees</b>	N/A

<b>Ask</b>	\$6,500,000
<b>Baths</b>	N/A
<b>DOM</b>	146

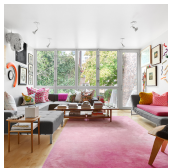


**178 EIGHTH AVE**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	6,070	<b>Beds</b>	5
<b>PPSF</b>	\$1,038	<b>Fees</b>	\$1,277

<b>Ask</b>	\$6,300,000
<b>Baths</b>	3
<b>DOM</b>	N/A

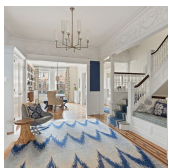


**286 HICKS ST**

**Brooklyn Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,913

<b>Ask</b>	\$5,750,000
<b>Baths</b>	4
<b>DOM</b>	167



**532 3 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,000	<b>Beds</b>	6
<b>PPSF</b>	\$1,188	<b>Fees</b>	\$1,167

<b>Ask</b>	\$4,750,000
<b>Baths</b>	131.5
<b>DOM</b>	6

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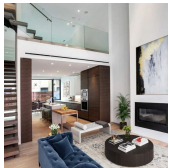


**34 PK PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,600	<b>Beds</b>	4
<b>PPSF</b>	\$1,250	<b>Fees</b>	\$1,083

**Park Slope**

<b>Ask</b>	\$4,500,000
<b>Baths</b>	3
<b>DOM</b>	11



**171 WATER ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,049	<b>Beds</b>	4
<b>PPSF</b>	\$1,476	<b>Fees</b>	\$1,349

**Dumbo**

<b>Ask</b>	\$4,499,000
<b>Baths</b>	3
<b>DOM</b>	776

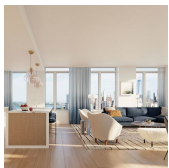


**347 HENRY ST #12A**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,129	<b>Beds</b>	3
<b>PPSF</b>	\$2,032	<b>Fees</b>	\$4,717

**Cobble Hill**

<b>Ask</b>	\$4,325,000
<b>Baths</b>	3.5
<b>DOM</b>	N/A

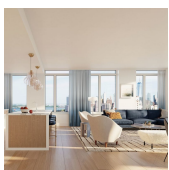


**1 CLINTON ST #22C**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,981	<b>Beds</b>	3
<b>PPSF</b>	\$1,740	<b>Fees</b>	\$4,603

**Brooklyn Heights**

<b>Ask</b>	\$3,446,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A

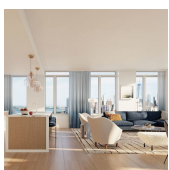


**1 CLINTON ST #14C**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,981	<b>Beds</b>	3
<b>PPSF</b>	\$1,714	<b>Fees</b>	\$4,586

**Brooklyn Heights**

<b>Ask</b>	\$3,395,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



**1 CLINTON ST #19C**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,981	<b>Beds</b>	3
<b>PPSF</b>	\$1,713	<b>Fees</b>	\$4,568

**Brooklyn Heights**

<b>Ask</b>	\$3,392,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A

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**127 GATES AVE**

Clinton Hill

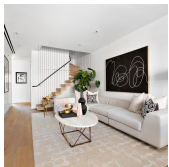
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,275,000
<b>Sqft</b>	3,450	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$950	<b>Fees</b>	\$619	<b>DOM</b>	N/A



**379 2 ST**

Park Slope

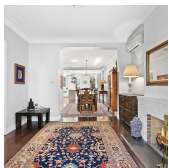
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	1.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,012	<b>DOM</b>	27



**138 N 10 ST # PHA**

Williamsburg

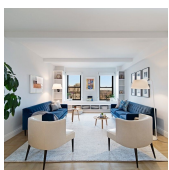
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	1,741	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,721	<b>Fees</b>	\$1,993	<b>DOM</b>	N/A



**252 11 ST**

Park Slope

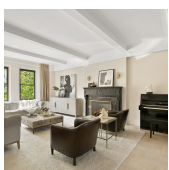
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,950,000
<b>Sqft</b>	2,826	<b>Beds</b>	6	<b>Baths</b>	2
<b>PPSF</b>	\$1,044	<b>Fees</b>	\$588	<b>DOM</b>	17



**135 EASTERN PKWY # 9G**

Prospect Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,950,000
<b>Sqft</b>	2,520	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,171	<b>Fees</b>	\$3,305	<b>DOM</b>	20



**9 PROSPECT PK W # 2C**

Park Slope

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,100	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,358	<b>Fees</b>	\$3,144	<b>DOM</b>	197

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**146 1/2 JAVA ST**

**Greenpoint**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,900	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$983	<b>Fees</b>	\$438	<b>DOM</b>	N/A



**377 DE GRAW ST #1**

**Gowanus**

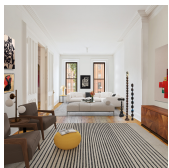
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,916	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,459	<b>Fees</b>	\$1,378	<b>DOM</b>	N/A



**243 4 AVE #6A**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,903	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,469	<b>Fees</b>	\$1,595	<b>DOM</b>	677



**342 GRAND AVE**

**Clinton Hill**

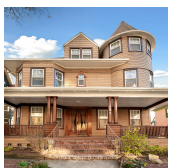
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,790,000
<b>Sqft</b>	2,700	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,034	<b>Fees</b>	N/A	<b>DOM</b>	22



**145 HUNTINGTON ST #PH3**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>Sqft</b>	2,000	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,375	<b>Fees</b>	\$1,134	<b>DOM</b>	256

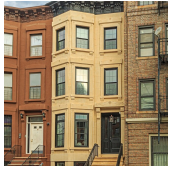


**102 LINCOLN RD**

**Prospect Lefferts Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,725,000
<b>Sqft</b>	N/A	<b>Beds</b>	8	<b>Baths</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$690	<b>DOM</b>	N/A

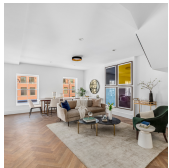
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**113 JEFFERSON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,695,000
<b>Sqft</b>	2,668	<b>Beds</b>	5	<b>Baths</b>	6
<b>PPSF</b>	\$1,010	<b>Fees</b>	N/A	<b>DOM</b>	N/A



**119 CONGRESS ST #PH**

**Cobble Hill**

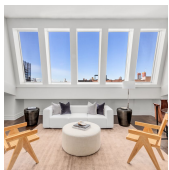
<b>Type</b>	Condop	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,258	<b>DOM</b>	14



**329 STUYVESANT AVE**

**Bedford Stuyvesant**

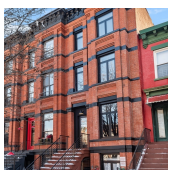
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	3,700	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$703	<b>Fees</b>	\$502	<b>DOM</b>	107



**50 1 PL #PH**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,778	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,407	<b>Fees</b>	\$999	<b>DOM</b>	141



**378 QUINCY ST #2FAM**

**Bedford Stuyvesant**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,495,000
<b>Sqft</b>	3,264	<b>Beds</b>	6	<b>Baths</b>	5
<b>PPSF</b>	\$765	<b>Fees</b>	\$476	<b>DOM</b>	203



**1 CLINTON ST #10C**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,455,000
<b>Sqft</b>	1,456	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,687	<b>Fees</b>	\$3,159	<b>DOM</b>	N/A

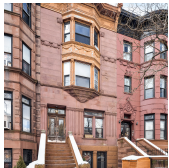
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**505 CLINTON AVE #PH**

Clinton Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	1,678	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,428	<b>Fees</b>	\$1,761	<b>DOM</b>	61



**260 DECATUR ST**

Bedford Stuyvesant

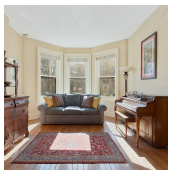
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,360,000
<b>Sqft</b>	3,967	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$595	<b>Fees</b>	\$620	<b>DOM</b>	31



**174 HICKS ST #3**

Brooklyn Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,325,000
<b>Sqft</b>	1,500	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,550	<b>Fees</b>	\$1,575	<b>DOM</b>	1



**113 WINDSOR PL**

Park Slope

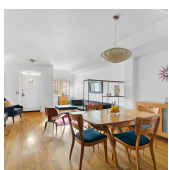
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$633	<b>DOM</b>	21



**328 DEAN ST #1C**

Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$510	<b>DOM</b>	N/A

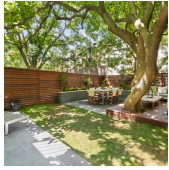


**309 3 ST #11**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,195,000
<b>Sqft</b>	2,279	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$964	<b>Fees</b>	\$751	<b>DOM</b>	23

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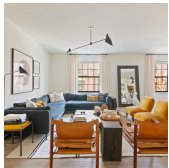


**103 DOUGLASS ST #GARDEN**

**Gowanus**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,692	<b>Beds</b>	2
<b>PPSF</b>	\$1,286	<b>Fees</b>	\$1,196

<b>Ask</b>	\$2,175,000
<b>Baths</b>	2.5
<b>DOM</b>	98

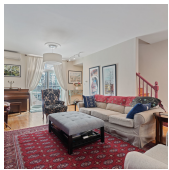


**205 HICKS ST #2CD**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,450

<b>Ask</b>	\$2,150,000
<b>Baths</b>	2
<b>DOM</b>	11

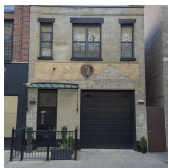


**3 DENNETT PL**

**Carroll Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$232

<b>Ask</b>	\$2,050,000
<b>Baths</b>	2
<b>DOM</b>	46



**183 VANDERBILT AVE #1**

**Clinton Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,900	<b>Beds</b>	2
<b>PPSF</b>	\$1,053	<b>Fees</b>	\$663

<b>Ask</b>	\$2,000,000
<b>Baths</b>	2
<b>DOM</b>	125

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