

MAR 29 - APR 4, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 22 contracts signed this week, made up of 11 condos, and 11 houses. The previous week saw 40 deals.

\$2,908,644

Average Asking Price

\$2,654,500

Median Asking Price

\$1,205

Average PPSF

3%

Average Discount

\$63,990,153

Total Volume

223

Average Days On Market

191 Washington Park in Fort Greene entered contract this week, with a last asking price of \$4,949,000. Originally built in 1930, this beautifully renovated brownstone spans 3,913 square feet with 5 beds and 3 baths. It features parquet flooring, high ceilings, ornate molding, an upper rear terrace, an open chef's kitchen with high-end appliances, a rear garden with access via modern glass doors, and much more. The primary bedroom offers an ensuite bathroom, and an enormous walk-in closet with custom built-ins.

Also signed this week was 6 Wythe Lane in Williamsburg, with a last asking price of \$4,500,000. This new construction home spans approximately 4,454 square feet across 5 floors, with 4 beds and 3 baths, and is the largest of these new townhouses. It features a finished full-height basement, underground garage parking, a private garden with attached outdoor kitchen, a private roof deck with expansive views, oversized windows, high ceilings on every floor, and much more. The primary bedroom offers an en-suite bathroom, located on the top floor.

11

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,627,651

Average Asking Price

\$0

Average Asking Price

\$3,189,637

Average Asking Price

\$2,614,000

Median Asking Price

\$0

Median Asking Price

\$2,799,999

Median Asking Price

\$1,493

Average PPSF

N/A

Average PPSF

\$888

Average PPSF

1,803

Average SqFt

N/A

Average SqFt

3,697

Average SqFt



191 WASHINGTON PK

Fort Greene

Type	Townhouse	Status	Contract
SqFt	3,913	Beds	5
PPSF	\$1,265	Fees	\$1,892

Ask	\$4,949,000
Baths	3
DOM	245

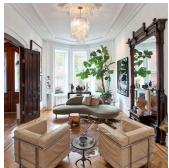


6 WYTHE LN

Williamsburg

Type	Townhouse	Status	Contract
SqFt	4,454	Beds	4
PPSF	\$1,011	Fees	\$2,179

Ask	\$4,500,000
Baths	3
DOM	280

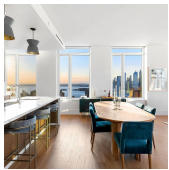


374 VANDERBILT AVE

Clinton Hill

Type	Townhouse	Status	Contract
SqFt	3,648	Beds	5
PPSF	\$1,096	Fees	\$544

Ask	\$3,995,000
Baths	3
DOM	267



1 CLINTON ST #24A

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	1,993	Beds	3
PPSF	\$1,902	Fees	\$4,646

Ask	\$3,790,000
Baths	2.5
DOM	N/A

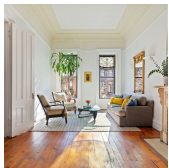


84 FRONT ST #12A

Dumbo

Type	Condo	Status	Contract
SqFt	2,191	Beds	3
PPSF	\$1,687	Fees	\$3,419

Ask	\$3,695,000
Baths	2.5
DOM	269



41 76 ST

Bay Ridge

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	6
PPSF	N/A	Fees	\$641

Ask	\$3,650,000
Baths	3
DOM	N/A

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285 1 ST

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	4
PPSF	\$1,375	Fees	\$611

Park Slope

Ask	\$3,300,000
Baths	2
DOM	168



177 MADISON ST

Type	Multihouse	Status	Contract
Sqft	3,495	Beds	6
PPSF	\$802	Fees	\$228

Bedford Stuyvesant

Ask	\$2,799,999
Baths	4.5
DOM	29

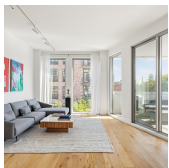


1 GRAND ARMY PLZ #12C

Type	Condo	Status	Contract
Sqft	1,500	Beds	3
PPSF	\$1,800	Fees	\$2,191

Prospect Heights

Ask	\$2,700,000
Baths	2
DOM	15

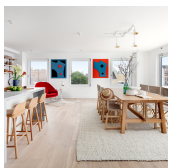


76 N 6 ST #2

Type	Condo	Status	Contract
Sqft	2,097	Beds	3
PPSF	\$1,286	Fees	\$3,599

Williamsburg

Ask	\$2,695,000
Baths	3
DOM	N/A



269 14 ST #PH

Type	Condo	Status	Contract
Sqft	2,078	Beds	3
PPSF	\$1,297	Fees	\$3,468

Park Slope

Ask	\$2,695,000
Baths	2.5
DOM	293



1 CLINTON ST #5C

Type	Condo	Status	Contract
Sqft	1,679	Beds	2
PPSF	\$1,557	Fees	\$3,352

Brooklyn Heights

Ask	\$2,614,000
Baths	2
DOM	N/A

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312 GREENE AVE

Bedford Stuyvesant

Type Townhouse
Sqft 3,368
PPSF \$743

Status Contract
Beds 5
Fees \$321

Ask \$2,499,999
Baths 5
DOM 45



135 FT GREENE PL

Fort Greene

Type Townhouse
Sqft 3,500
PPSF \$714

Status Contract
Beds 4
Fees \$848

Ask \$2,499,000
Baths 2
DOM 455



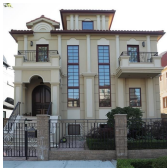
903 STERLING PL

Crown Heights

Type Townhouse
Sqft 2,992
PPSF \$802

Status Contract
Beds 4
Fees \$458

Ask \$2,399,000
Baths 3
DOM 17



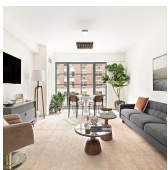
2254 E 64 ST

Mill Basin

Type Townhouse
Sqft 6,000
PPSF \$384

Status Contract
Beds 5
Fees \$1,000

Ask \$2,299,000
Baths 5
DOM 195



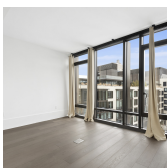
211 SCHERMERHORN ST #PHB

Downtown

Type Condo
Sqft 1,421
PPSF \$1,566

Status Contract
Beds 3
Fees \$2,536

Ask \$2,225,000
Baths 2
DOM 590



60 S 8 ST #D727

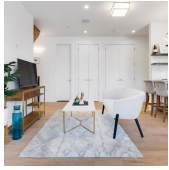
Williamsburg

Type Condo
Sqft 2,404
PPSF \$919

Status Contract
Beds 3
Fees \$4,349

Ask \$2,208,800
Baths 3.5
DOM N/A

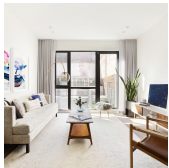
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2 MCGUINNESS BLVD

Greenpoint

Type	Multihouse	Status	Contract	Ask	\$2,195,000
Sqft	3,200	Beds	6	Baths	5
PPSF	\$686	Fees	\$751	DOM	168



330 ST MARKS AVE #1

Prospect Heights

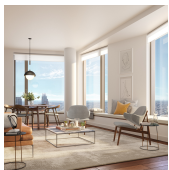
Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,967	Beds	4	Baths	2.5
PPSF	\$1,116	Fees	\$1,020	DOM	306



1 CITY POINT #36L

Downtown

Type	Condop	Status	Contract	Ask	\$2,081,355
Sqft	1,168	Beds	2	Baths	2
PPSF	\$1,782	Fees	N/A	DOM	N/A



11 HOYT ST #35B

Downtown

Type	Condo	Status	Contract	Ask	\$2,005,000
Sqft	1,330	Beds	2	Baths	2
PPSF	\$1,508	Fees	\$2,705	DOM	N/A

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