

APRIL 12 - 18, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 29 contracts signed this week, made up of 9 condos, 1 co-op, and 19 houses. The previous week saw 30 deals.

\$3,362,000

Average Asking Price

\$2,999,999

Median Asking Price

\$1,121

Average PPSF

4%

Average Discount

\$97,497,997

Total Volume

174

Average Days On Market

552 1st Street entered contract this week, with a last asking price of \$9,995,000. Originally built in 1910, this 21-foot wide Edwardian limestone townhome spans 4,920 square feet with 5 beds and 4.5 baths, and is located just half a block from Prospect Park. It features a center staircase, a bright chef's kitchen complete with skylights, a La Cornue range and oven with copper vented hood, custom cabinetry, and a wine fridge. The master floor offers a private furnished patio, an en-suite master bath, a spacious walk-in closet, and a cozy library/den with a window seat.

Also signed this week was 555 1st Street in Park Slope, with a last asking price of \$5,500,000. This neo-Renaissance limestone townhome was built in 1909 and spans approximately 4,810 square feet across four floors, with 5 beds, and 4.5 baths. Close to Prospect Park in Park Slope's Historic District, it features a 21-foot wide footprint, original details and luxury finishes, a private garden and 3rd floor terrace, and a bright bay-windowed living room. The spacious master bedroom has ample closet space, and the master bath features an oval soaking tub and steam shower.

9

Condo Deal(s)

1

Co-op Deal(s)

19

Townhouse Deal(s)

\$3,341,112

Average Asking Price

\$2,999,999

Average Asking Price

\$3,390,948

Average Asking Price

\$3,395,000

Median Asking Price

\$2,999,999

Median Asking Price

\$2,850,000

Median Asking Price

\$1,468

Average PPSF

N/A

Average PPSF

\$947

Average PPSF

2,263

Average SqFt

N/A

Average SqFt

3,627

Average SqFt



552 1 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$9,995,000
SqFt	4,920	Beds	5	Baths	4.5
PPSF	\$2,032	Fees	\$1,686	DOM	416



555 1 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,500,000
SqFt	4,810	Beds	5	Baths	4.5
PPSF	\$1,143	Fees	\$2,288	DOM	156



85 N 3 ST #302/303

Williamsburg

Type	Condo	Status	Contract	Ask	\$5,495,000
SqFt	2,911	Beds	2	Baths	2
PPSF	\$1,888	Fees	\$2,015	DOM	76



217 BERKELEY PL

Park Slope

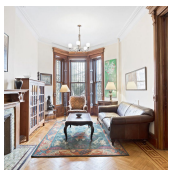
Type	Townhouse	Status	Contract	Ask	\$4,850,000
SqFt	5,415	Beds	6	Baths	3
PPSF	\$896	Fees	\$1,215	DOM	400



119 CONGRESS ST #1

Cobble Hill

Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	3,355	Beds	3	Baths	2
PPSF	\$1,342	Fees	\$2,058	DOM	13



462 2 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,825,000
SqFt	N/A	Beds	5	Baths	3.5
PPSF	N/A	Fees	\$776	DOM	83

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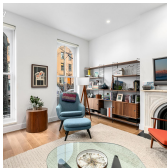


285 GRAND ST #PHB

Williamsburg

Type	Condo	Status	Contract
Sqft	2,345	Beds	3
PPSF	\$1,557	Fees	\$2,686

Ask	\$3,650,000
Baths	3.5
DOM	109



202 PRESIDENT ST #1

Carroll Gardens

Type	Condo	Status	Contract
Sqft	2,554	Beds	4
PPSF	\$1,351	Fees	\$1,369

Ask	\$3,450,000
Baths	3
DOM	31



585 UNION AVE #PHB

Williamsburg

Type	Condo	Status	Contract
Sqft	1,923	Beds	3
PPSF	\$1,766	Fees	\$2,387

Ask	\$3,395,000
Baths	3
DOM	160

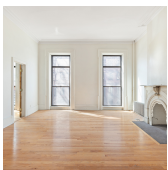


859 ST MARKS AVE

Crown Heights

Type	Townhouse	Status	Contract
Sqft	6,900	Beds	9
PPSF	\$490	Fees	\$904

Ask	\$3,380,000
Baths	7.5
DOM	22



253 CARLTON AVE

Fort Greene

Type	Townhouse	Status	Contract
Sqft	3,100	Beds	5
PPSF	\$1,049	Fees	\$756

Ask	\$3,250,000
Baths	3
DOM	19



554 E 18 ST

Flatbush

Type	Townhouse	Status	Contract
Sqft	4,000	Beds	5
PPSF	\$800	Fees	\$772

Ask	\$3,200,000
Baths	4.5
DOM	180

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582 11 ST

Type Multihouse
Sqft 2,376
PPSF \$1,337

Status Contract
Beds 5
Fees \$653

Park Slope

Ask \$3,175,000
Baths 3.5
DOM 200



181 8 ST

Type Townhouse
Sqft 3,384
PPSF \$917

Status Contract
Beds 5
Fees N/A

Gowanus

Ask \$3,100,000
Baths 3
DOM 28



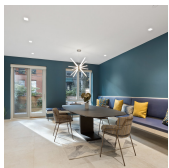
8 OLD FULTON ST #5S

Type Coop
Sqft N/A
PPSF N/A

Status Contract
Beds 2
Fees \$1,840

Brooklyn Heights

Ask \$2,999,999
Baths 2
DOM 22



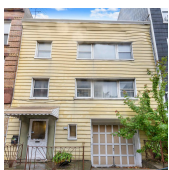
22 ST FELIX ST

Type Townhouse
Sqft 2,820
PPSF \$1,011

Status Contract
Beds 3
Fees \$795

Fort Greene

Ask \$2,850,000
Baths 3.5
DOM 196



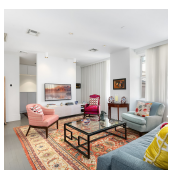
216 N 6 ST

Type Townhouse
Sqft 3,317
PPSF \$814

Status Contract
Beds 8
Fees \$408

Williamsburg

Ask \$2,699,000
Baths 3
DOM 169



25 BERGEN ST #3A

Type Condo
Sqft 1,928
PPSF \$1,346

Status Contract
Beds 3
Fees \$1,834

Boerum Hill

Ask \$2,595,000
Baths 3
DOM N/A

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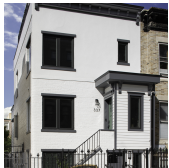
1557 E 4 ST

Type Townhouse
Sqft 2,240
PPSF \$1,117

Status Contract
Beds 3
Fees \$922

Ocean Parkway

Ask \$2,500,000
Baths 2.5
DOM 43



337 21 ST

Type Townhouse
Sqft 2,110
PPSF \$1,183

Status Contract
Beds 4
Fees \$450

Greenwood

Ask \$2,495,000
Baths 2
DOM 61



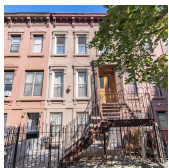
227 PUTNAM AVE

Type Townhouse
Sqft 2,800
PPSF \$883

Status Contract
Beds 5
Fees \$155

Bedford Stuyvesant

Ask \$2,470,000
Baths 4
DOM N/A



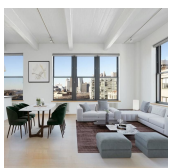
463 ST JOHNS PL

Type Townhouse
Sqft 3,438
PPSF \$699

Status Contract
Beds 6
Fees \$589

Crown Heights

Ask \$2,399,999
Baths 2.5
DOM 554



70 WASHINGTON ST #100

Type Condo
Sqft 1,656
PPSF \$1,447

Status Contract
Beds 2
Fees \$2,844

Dumbo

Ask \$2,395,000
Baths 3
DOM 62



226 S 2 ST #2

Type Condo
Sqft 2,062
PPSF \$1,162

Status Contract
Beds 3
Fees \$2,348

Williamsburg

Ask \$2,395,000
Baths 2
DOM 176

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259 AVE T

Gravesend

Type	Multihouse	Status	Contract
Sqft	4,248	Beds	6
PPSF	\$542	Fees	\$1,233

Ask	\$2,299,999
Baths	4
DOM	86



71 NEW YORK AVE

Crown Heights

Type	Multihouse	Status	Contract
Sqft	3,288	Beds	11
PPSF	\$685	Fees	\$857

Ask	\$2,249,000
Baths	6.5
DOM	371



805 WASHINGTON AVE #7B

Crown Heights

Type	Condo	Status	Contract
Sqft	1,628	Beds	3
PPSF	\$1,349	Fees	\$2,096

Ask	\$2,195,000
Baths	2.5
DOM	742

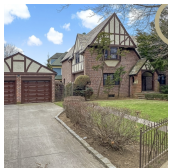


496 CARROLL ST

Gowanus

Type	Townhouse	Status	Contract
Sqft	2,451	Beds	5
PPSF	\$894	Fees	N/A

Ask	\$2,190,000
Baths	3
DOM	259



2304 FOSTER AVE

Flatbush

Type	Townhouse	Status	Contract
Sqft	3,664	Beds	4
PPSF	\$546	Fees	\$840

Ask	\$2,000,000
Baths	3.5
DOM	47

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