

APRIL 19 - 25, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 35 contracts signed this week, made up of 18 condos and 17 houses. The previous week saw 29 deals.

\$3,098,858

Average Asking Price

\$2,650,000

Median Asking Price

\$1,222

Average PPSF

3%

Average Discount

\$108,460,000

Total Volume

164

Average Days On Market

280 Washington Avenue in Clinton Hill entered contract this week, with a last asking price of \$9,200,000. Originally built in 1887, this Pfizer-famous brownstone spans approximately 10,000 square feet over four stories, with 7 beds and over 5 baths. Patiently restored, this townhouse resides on a 200-foot full-block lot and features a 105-foot parlor floor with high ceilings, private parking, a temperature-controlled wine cellar, three exposures with excellent lighting, stained glass windows, a historic Otis elevator, and much more.

Also signed this week was 104 Prospect Park West in Park Slope, with a last asking price of \$6,500,000. This townhome spans approximately 6,900 square feet over five floors, with 5 beds and more than 3 baths. Following a significant renovation, this home features completely new plumbing, wiring, finishing, windows, roofing, and mechanicals, but continued to maintain its pre-war details. It has a 20-by-117-foot lot and offers five full bedrooms with a full-floor master suite.

18

Condo Deal(s)

0

Co-op Deal(s)

17

Townhouse Deal(s)

\$2,705,000

Average Asking Price

\$0

Average Asking Price

\$3,515,883

Average Asking Price

\$2,522,500

Median Asking Price

\$0

Median Asking Price

\$2,795,000

Median Asking Price

\$1,466

Average PPSF

N/A

Average PPSF

\$884

Average PPSF

1,860

Average SqFt

N/A

Average SqFt

4,603

Average SqFt



280 WASHINGTON AVE

Clinton Hill

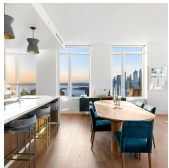
Type	Townhouse	Status	Contract	Ask	\$9,200,000
SqFt	10,000	Beds	7	Baths	5
PPSF	\$920	Fees	N/A	DOM	118



104 PROSPECT PK W

Park Slope

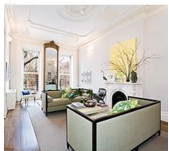
Type	Townhouse	Status	Contract	Ask	\$6,500,000
SqFt	6,900	Beds	5	Baths	3
PPSF	\$943	Fees	\$1,671	DOM	925



1 CLINTON ST #27A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$5,625,000
SqFt	2,527	Beds	4	Baths	3.5
PPSF	\$2,226	Fees	\$6,079	DOM	84



275 ADELPHI ST

Fort Greene

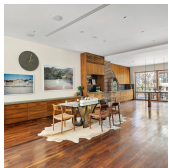
Type	Townhouse	Status	Contract	Ask	\$4,800,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$1,403	DOM	N/A



62 VERANDAH PL

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	2,800	Beds	3	Baths	3.5
PPSF	\$1,427	Fees	\$1,366	DOM	743



303 GATES AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$3,850,000
SqFt	3,800	Beds	7	Baths	5.5
PPSF	\$1,014	Fees	\$720	DOM	15

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585 UNION AVE #TH

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,495,000
Sqft	2,031	Beds	3	Baths	3
PPSF	\$1,721	Fees	\$2,757	DOM	1



THE SYMON (76 SCHERMERHORN ST) #10A Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,300,000
Sqft	1,761	Beds	4	Baths	2.5
PPSF	\$1,874	Fees	\$3,092	DOM	282



7600 RIDGE BLVD

Bay Ridge

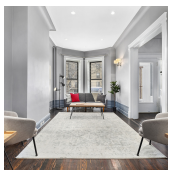
Type	Townhouse	Status	Contract	Ask	\$3,200,000
Sqft	10,560	Beds	7	Baths	4
PPSF	\$304	Fees	\$2,046	DOM	547



346B 13 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,000,000
Sqft	3,333	Beds	4	Baths	3
PPSF	\$901	Fees	N/A	DOM	N/A



520A 9 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	2,415	Beds	4	Baths	2.5
PPSF	\$1,241	Fees	\$765	DOM	67



40 DOUGLASS ST #3

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,925,000
Sqft	2,027	Beds	3	Baths	2
PPSF	\$1,444	Fees	\$1,019	DOM	17

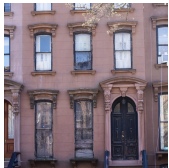
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160 IMLAY ST #4C1

Red Hook

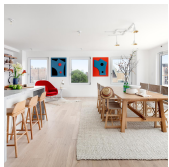
Type	Condo	Status	Contract	Ask	\$2,900,000
Sqft	3,166	Beds	3	Baths	3
PPSF	\$916	Fees	\$2,747	DOM	N/A



196 GREENE AVE

Clinton Hill

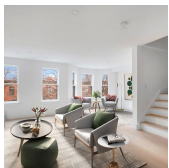
Type	Townhouse	Status	Contract	Ask	\$2,795,000
Sqft	3,200	Beds	6	Baths	3
PPSF	\$874	Fees	N/A	DOM	7



269 14 ST #269PH

Park Slope

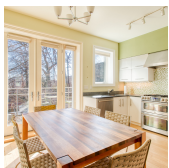
Type	Condo	Status	Contract	Ask	\$2,695,000
Sqft	2,078	Beds	3	Baths	2
PPSF	\$1,297	Fees	\$3,468	DOM	316



640 BALTIC ST #2

Park Slope

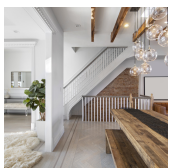
Type	Condo	Status	Contract	Ask	\$2,695,000
Sqft	2,088	Beds	3	Baths	2.5
PPSF	\$1,291	Fees	\$1,715	DOM	99



293 HOYT ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	2,170	Beds	3	Baths	2.5
PPSF	\$1,242	Fees	\$438	DOM	42



1101 PK PL

Crown Heights

Type	Multihouse	Status	Contract	Ask	\$2,650,000
Sqft	4,029	Beds	5	Baths	3
PPSF	\$658	Fees	\$481	DOM	103

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118 DOUGLASS ST #2

Boerum Hill

Type	Condominium	Status	Contract	Ask	\$2,650,000
Sqft	1,758	Beds	3	Baths	3
PPSF	\$1,507	Fees	\$1,200	DOM	20

48 SHERMAN ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	N/A	DOM	N/A



388 BRIDGE ST #PH45AB

Downtown

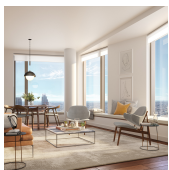
Type	Condo	Status	Contract	Ask	\$2,595,000
Sqft	1,731	Beds	4	Baths	3
PPSF	\$1,500	Fees	\$2,273	DOM	295



633 ST JOHNS PL

Crown Heights

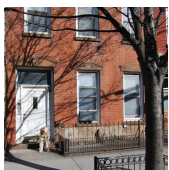
Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	3,400	Beds	5	Baths	3.5
PPSF	\$736	Fees	\$616	DOM	24



11 HOYT ST #21H

Downtown

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,736	Beds	3	Baths	3
PPSF	\$1,412	Fees	\$3,384	DOM	N/A

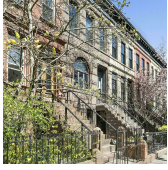


84 FRANKLIN ST

Greenpoint

Type	Multihouse	Status	Contract	Ask	\$2,300,000
Sqft	N/A	Beds	N/A	Baths	3
PPSF	N/A	Fees	\$405	DOM	414

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323 PK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$563	DOM	14



1531 E 7 ST

Midwood

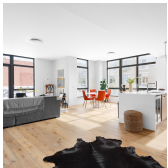
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	4,080	Beds	N/A	Baths	N/A
PPSF	\$563	Fees	N/A	DOM	14



142 N 1 ST #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,492	Beds	2	Baths	2
PPSF	\$1,509	Fees	\$1,425	DOM	39



147 HOPE ST #PH5D

Williamsburg

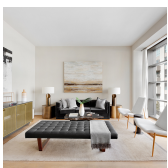
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,553	Beds	3	Baths	2
PPSF	\$1,417	Fees	\$2,733	DOM	62



110 SUMMIT ST #1

Columbia St Waterfront District

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	2,008	Beds	2	Baths	2.5
PPSF	\$1,094	Fees	\$605	DOM	65



138 N 10 ST #401

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,374	Beds	2	Baths	2
PPSF	\$1,598	Fees	\$1,498	DOM	4

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THE SYMON (76 SCHERMERHORN ST) #9A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,429	Beds	3	Baths	2
PPSF	\$1,523	Fees	\$2,442	DOM	N/A



856 WASHINGTON AVE #7A

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,689	Beds	3	Baths	2.5
PPSF	\$1,273	Fees	\$3,487	DOM	127



335 LINDEN BLVD

Flatbush

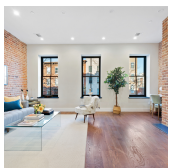
Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	3,151	Beds	7	Baths	2.5
PPSF	\$667	Fees	\$625	DOM	76



THE SYMON (76 SCHERMERHORN ST) #6A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,429	Beds	3	Baths	2
PPSF	\$1,470	Fees	\$2,442	DOM	N/A



110 SUMMIT ST #3

Columbia St Waterfront District

Type	Condo	Status	Contract	Ask	\$2,095,000
Sqft	1,600	Beds	4	Baths	3
PPSF	\$1,310	Fees	\$605	DOM	51

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