

MAY 31 - JUN 6, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 39 contracts signed this week, made up of 15 condos, 3 co-ops, and 21 houses. The previous week saw 36 deals.

\$3,239,180

Average Asking Price

\$2,850,000

Median Asking Price

\$1,303

Average PPSF

2%

Average Discount

\$126,328,000

Total Volume

169

Average Days On Market

Unit PHA-Front at Front & York, located at 85 Jay Street in DUMBO, entered contract this week, with a last asking price of \$8,000,000. This penthouse residence spans 3,236 square feet with 4 beds and 4.5 baths. It features expansive views of the Manhattan & Brooklyn skylines, chevron-patterned white oak flooring, lofty 11-foot ceilings, and floor-to-ceiling windows, 781 square feet of wrap-around terrace, and much more. The primary bedroom has two large walk-in closets, wide-plank white oak flooring, and an en-suite bath with radiant-heated floors. The building offers a coffee & co-working lounge, a barbecue deck, and outdoor terrace.

Also signed this week was 45 Willow Street in Brooklyn Heights, with a last asking price of \$7,495,000. Built in 1825, this renovated townhome resides on a 25-foot wide plot and includes 5 beds and 4.5 baths. It features a stoop entry, a classic double parlor, pine & oak floors, Marvin windows, a two-tiered landscaped garden, and much more. The primary suite includes a stately bedroom, a gracious den/library with a fireplace, and a spacious bathroom. The top floor has three sizable bedrooms, and a den with built-in storage and shelving.

15

Condo Deal(s)

3

Co-op Deal(s)

21

Townhouse Deal(s)

\$3,304,267

Average Asking Price

\$2,996,667

Average Asking Price

\$3,227,334

Average Asking Price

\$2,850,000

Median Asking Price

\$2,995,000

Median Asking Price

\$2,795,000

Median Asking Price

\$1,734

Average PPSF

N/A

Average PPSF

\$1,008

Average PPSF

1,909

Average SqFt

N/A

Average SqFt

3,258

Average SqFt



85 JAY ST #PHA-FRONT

Dumbo

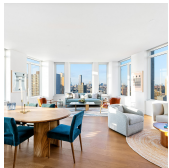
Type	Condo	Status	Contract	Ask	\$8,000,000
SqFt	3,236	Beds	4	Baths	4.5
PPSF	\$2,473	Fees	\$8,109	DOM	N/A



45 WILLOW ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$7,495,000
SqFt	4,400	Beds	5	Baths	4.5
PPSF	\$1,704	Fees	\$2,050	DOM	40



1 CLINTON ST #26A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$5,600,000
SqFt	2,527	Beds	4	Baths	3.5
PPSF	\$2,217	Fees	\$6,079	DOM	N/A



605 3 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,750,000
SqFt	N/A	Beds	6	Baths	3.5
PPSF	N/A	Fees	\$1,150	DOM	33



397 3 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,380,000
SqFt	4,400	Beds	7	Baths	4
PPSF	\$996	Fees	\$738	DOM	48



295 13 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	3,474	Beds	6	Baths	4
PPSF	\$1,224	Fees	\$418	DOM	96

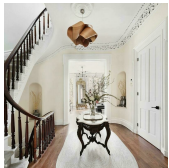
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1 CLINTON ST #20D

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,994,000
Sqft	2,176	Beds	3	Baths	2.5
PPSF	\$1,836	Fees	\$4,534	DOM	N/A



224 BALTIC ST

Cobble Hill

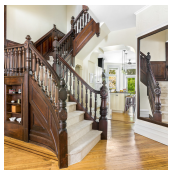
Type	Townhouse	Status	Contract	Ask	\$3,750,000
Sqft	2,652	Beds	3	Baths	4
PPSF	\$1,415	Fees	\$1,730	DOM	30



1 GRAND ARMY PLZ #7K

Prospect Heights

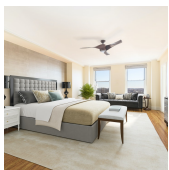
Type	Condo	Status	Contract	Ask	\$3,695,000
Sqft	2,420	Beds	3	Baths	3
PPSF	\$1,527	Fees	\$3,345	DOM	217



139 S OXFORD ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,695,000
Sqft	3,672	Beds	6	Baths	4
PPSF	\$1,007	Fees	\$343	DOM	489



35 PROSPECT PK W #12C

Park Slope

Type	Coop	Status	Contract	Ask	\$3,500,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$3,509	DOM	82



210 BERGEN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,395,000
Sqft	2,300	Beds	4	Baths	2.5
PPSF	\$1,477	Fees	\$1,175	DOM	22

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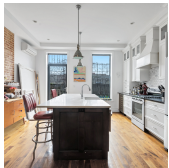


305 PRESIDENT ST

Type	Townhouse	Status	Contract
Sqft	3,143	Beds	4
PPSF	\$1,035	Fees	\$589

Gowanus

Ask	\$3,250,000
Baths	4
DOM	321



184 LEFFERTS PL

Type	Townhouse	Status	Contract
Sqft	4,500	Beds	6
PPSF	\$666	Fees	\$908

Bedford Stuyvesant

Ask	\$2,995,000
Baths	4
DOM	57

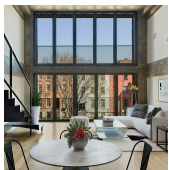


160 HENRY ST #9C

Type	Coop	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$5,139

Brooklyn Heights

Ask	\$2,995,000
Baths	3
DOM	624



126 S 2 ST #2

Type	Condo	Status	Contract
Sqft	1,850	Beds	3
PPSF	\$1,619	Fees	\$1,665

Williamsburg

Ask	\$2,995,000
Baths	2
DOM	30



98 FRONT ST #PH1A

Type	Condo	Status	Contract
Sqft	N/A	Beds	2
PPSF	N/A	Fees	\$2,536

Dumbo

Ask	\$2,950,000
Baths	2
DOM	677



357 CARLTON AVE

Type	Townhouse	Status	Contract
Sqft	2,700	Beds	7
PPSF	\$1,075	Fees	\$735

Fort Greene

Ask	\$2,900,000
Baths	3
DOM	48

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80 METROPOLITAN AVE #THG

Williamsburg

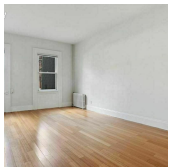
Type	Condo	Status	Contract	Ask	\$2,865,000
Sqft	2,057	Beds	3	Baths	2.5
PPSF	\$1,393	Fees	\$1,848	DOM	1



360 FURMAN ST #325

Brooklyn Heights

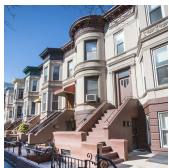
Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	1,523	Beds	2	Baths	2
PPSF	\$1,872	Fees	\$3,038	DOM	N/A



192 N 9 ST

Williamsburg

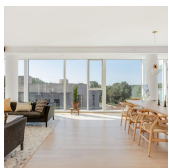
Type	Multihouse	Status	Contract	Ask	\$2,795,000
Sqft	N/A	Beds	6	Baths	3
PPSF	N/A	Fees	\$563	DOM	27



447 15 ST

Park Slope

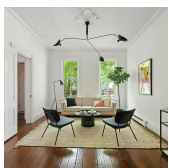
Type	Multihouse	Status	Contract	Ask	\$2,700,000
Sqft	2,892	Beds	5	Baths	3
PPSF	\$934	Fees	\$759	DOM	220



1 GRAND ARMY PLZ #9F

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,946	Beds	3	Baths	2
PPSF	\$1,388	Fees	\$2,644	DOM	252



28 JACKSON PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,550,000
Sqft	2,040	Beds	4	Baths	4
PPSF	\$1,250	Fees	\$283	DOM	20

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325 12 ST

Type	Townhouse	Status	Contract
Sqft	2,000	Beds	3
PPSF	\$1,250	Fees	\$264

Park Slope

Ask	\$2,500,000
Baths	2.5
DOM	32

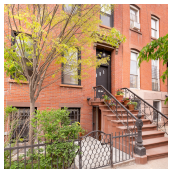


862 CARROLL ST #1

Type	Condo	Status	Contract
Sqft	1,700	Beds	2
PPSF	\$1,471	Fees	\$386

Park Slope

Ask	\$2,500,000
Baths	2.5
DOM	39

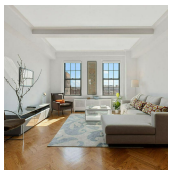


181 GATES AVE

Type	Townhouse	Status	Contract
Sqft	2,528	Beds	4
PPSF	\$989	Fees	\$974

Clinton Hill

Ask	\$2,499,000
Baths	3
DOM	27



90 EIGHTH AVE #9D

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$2,012

Park Slope

Ask	\$2,495,000
Baths	3
DOM	57

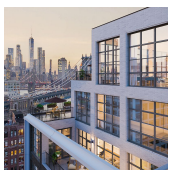


119 PULASKI ST

Type	Townhouse	Status	Contract
Sqft	4,800	Beds	9
PPSF	\$516	Fees	\$1,680

Bedford Stuyvesant

Ask	\$2,475,000
Baths	6.5
DOM	53



85 JAY ST #14A-FRONT

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,898	Fees	\$3,051

Dumbo

Ask	\$2,450,000
Baths	2
DOM	359

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195 N HENRY ST

Greenpoint

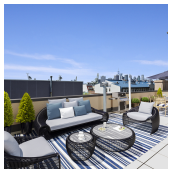
Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	2,400	Beds	7	Baths	4
PPSF	\$1,000	Fees	\$550	DOM	446



272 KOSCIUSZKO ST

Bedford Stuyvesant

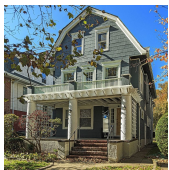
Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	3,703	Beds	4	Baths	4
PPSF	\$649	Fees	\$551	DOM	88



148 DE GRAW ST #3

Columbia St Waterfront District

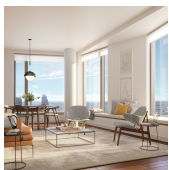
Type	Condo	Status	Contract	Ask	\$2,395,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$404	DOM	17



554 ARGYLE RD

Flatbush

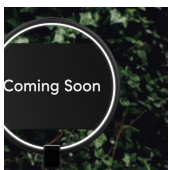
Type	Multihouse	Status	Contract	Ask	\$2,395,000
Sqft	3,792	Beds	7	Baths	3.5
PPSF	\$632	Fees	\$764	DOM	N/A



11 HOYT ST #35G

Downtown

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,410	Beds	3	Baths	2
PPSF	\$1,628	Fees	\$2,749	DOM	963



99 DOUGLASS ST #PH

Gowanus

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,262	Beds	3	Baths	2
PPSF	\$1,724	Fees	\$716	DOM	104

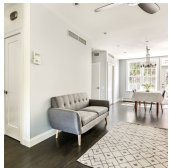
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271 AINSLIE ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	3,750	Beds	7	Baths	4
PPSF	\$560	Fees	N/A	DOM	16



599 6 AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	2,750	Beds	3	Baths	3
PPSF	\$764	Fees	N/A	DOM	19



11 HOYT ST #23C

Downtown

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,407	Beds	3	Baths	3
PPSF	\$1,493	Fees	\$2,742	DOM	N/A

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