

JUNE 7 - 13, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 35 contracts signed this week, made up of 13 condos, 2 co-ops, and 20 houses. The previous week saw 39 deals.

\$3,290,915

Average Asking Price

\$2,795,000

Median Asking Price

\$1,292

Average PPSF

1%

Average Discount

\$115,182,000

Total Volume

139

Average Days On Market

2458 National Drive in Mill Basin entered contract this week, with a last asking price of \$8,900,000. Built in 1965, this custom waterfront home spans approximately 14,000 square feet with 5 beds and 4.5 baths. It features four stories with walls of glass, an open floor plan, a bronze and glass staircase, a domed meditation room, onyx and marble baths with water views, an elevator, maid's quarters, a butler kitchen, a media room, and much more. The exterior offers a 1,000 square foot pool, glass pavilion, and an area to dock a boat.

Also signed this week was 41 Garden Place in Brooklyn Heights, with a last asking price of \$7,395,000. This fully-renovated, historic, 25-foot wide townhouse spans 3,220 square feet with 5 beds and 3 baths. It features five levels of living space, hardwood floors, custom millwork, tall ceilings and windows, wood-burning fireplaces, a balcony overlooking the garden and patio, a sunroom, commercial-grade kitchen appliances, and much more. The third floor is configured as the primary suite and offers a windowed en suite bath and additional sitting room/bedroom.

13

Condo Deal(s)

2

Co-op Deal(s)

20

Townhouse Deal(s)

\$2,752,308

Average Asking Price

\$2,725,000

Average Asking Price

\$3,697,600

Average Asking Price

\$2,715,000

Median Asking Price

\$2,725,000

Median Asking Price

\$2,862,500

Median Asking Price

\$1,621

Average PPSF

N/A

Average PPSF

\$1,055

Average PPSF

1,778

Average SqFt

N/A

Average SqFt

4,004

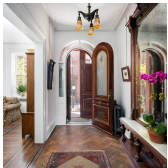
Average SqFt



2458 NATIONAL DR

Mill Basin

Type	Townhouse	Status	Contract	Ask	\$8,900,000
SqFt	14,000	Beds	5	Baths	4.5
PPSF	\$636	Fees	\$2,925	DOM	370



41 GARDEN PL

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$7,395,000
SqFt	3,220	Beds	5	Baths	3
PPSF	\$2,297	Fees	\$2,187	DOM	61



100 PIERREPONT ST

Brooklyn Heights

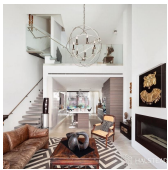
Type	Townhouse	Status	Contract	Ask	\$6,995,000
SqFt	7,120	Beds	5	Baths	6
PPSF	\$983	Fees	\$4,539	DOM	474



65 S ELLIOTT PL

Fort Greene

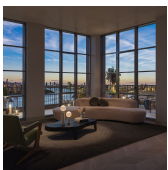
Type	Townhouse	Status	Contract	Ask	\$4,750,000
SqFt	3,800	Beds	5	Baths	4
PPSF	\$1,250	Fees	\$912	DOM	30



169 WATER ST

Dumbo

Type	Townhouse	Status	Contract	Ask	\$4,595,000
SqFt	3,049	Beds	4	Baths	3
PPSF	\$1,508	Fees	\$1,349	DOM	323



85 JAY ST #PH20C-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$4,425,000
SqFt	1,813	Beds	3	Baths	3
PPSF	\$2,441	Fees	\$4,696	DOM	187

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131 NOBLE ST

Greenpoint

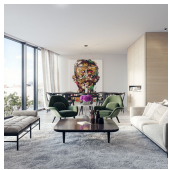
Type	Townhouse	Status	Contract	Ask	\$4,250,000
Sqft	3,850	Beds	5	Baths	3.5
PPSF	\$1,104	Fees	\$882	DOM	38



179 GARFIELD PL

Park Slope

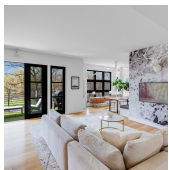
Type	Multihouse	Status	Contract	Ask	\$3,750,000
Sqft	3,504	Beds	4	Baths	3
PPSF	\$1,071	Fees	\$679	DOM	30



153 GREENE ST #PHB

Greenpoint

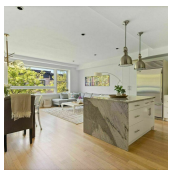
Type	Condo	Status	Contract	Ask	\$3,615,000
Sqft	1,978	Beds	3	Baths	2.5
PPSF	\$1,828	Fees	\$3,191	DOM	1



868 LORIMER ST #3A

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	1,800	Beds	3	Baths	3
PPSF	\$1,664	Fees	\$1,446	DOM	41



133 STERLING PL #4D

Park Slope

Type	Condo	Status	Contract	Ask	\$2,965,000
Sqft	1,843	Beds	3	Baths	2.5
PPSF	\$1,609	Fees	\$1,810	DOM	20



327 CLINTON ST #1/2

Cobble Hill

Type	Coop	Status	Contract	Ask	\$2,950,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	N/A	DOM	19

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53 4 AVE

Type	Townhouse	Status	Contract
Sqft	4,320	Beds	8
PPSF	\$683	Fees	\$1,964

Park Slope

Ask	\$2,950,000
Baths	4
DOM	16

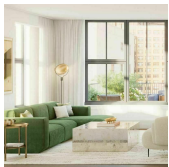


148 BERKELEY PL

Type	Townhouse	Status	Contract
Sqft	3,320	Beds	5
PPSF	\$874	Fees	\$873

Park Slope

Ask	\$2,900,000
Baths	3.5
DOM	54



76 SCHERMERHORN ST #11A

Type	Condo	Status	Contract
Sqft	1,761	Beds	4
PPSF	\$1,647	Fees	\$3,009

Boerum Hill

Ask	\$2,900,000
Baths	2.5
DOM	N/A

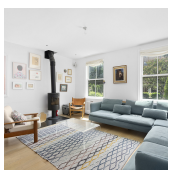


376A MONROE ST

Type	Townhouse	Status	Contract
Sqft	3,693	Beds	5
PPSF	\$779	Fees	\$663

Bedford Stuyvesant

Ask	\$2,875,000
Baths	4
DOM	474

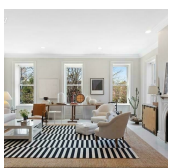


108 N 9 ST

Type	Townhouse	Status	Contract
Sqft	1,400	Beds	3
PPSF	\$2,036	Fees	\$269

Williamsburg

Ask	\$2,850,000
Baths	2
DOM	38



367 GRAND AVE #2

Type	Condo	Status	Contract
Sqft	3,312	Beds	5
PPSF	\$844	Fees	\$1,754

Clinton Hill

Ask	\$2,795,000
Baths	3.5
DOM	57

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628 BERGEN ST

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$2,749,000
Sqft	2,700	Beds	5	Baths	3
PPSF	\$1,019	Fees	\$277	DOM	29



1 CLINTON ST #5B

Brooklyn Heights

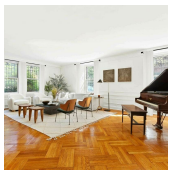
Type	Condo	Status	Contract	Ask	\$2,715,000
Sqft	1,569	Beds	2	Baths	2
PPSF	\$1,731	Fees	\$3,429	DOM	134



318 MADISON ST

Bedford Stuyvesant

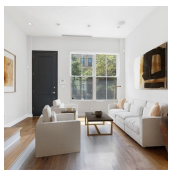
Type	Townhouse	Status	Contract	Ask	\$2,595,000
Sqft	3,300	Beds	7	Baths	4.5
PPSF	\$787	Fees	\$568	DOM	22



35 PROSPECT PK W #MAIS

Park Slope

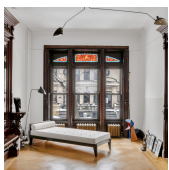
Type	Coop	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	N/A	DOM	21



381 JEFFERSON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,499,000
Sqft	3,400	Beds	5	Baths	5
PPSF	\$735	Fees	\$1,511	DOM	648



407 STUYVESANT AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,499,000
Sqft	3,410	Beds	5	Baths	3
PPSF	\$733	Fees	\$558	DOM	99

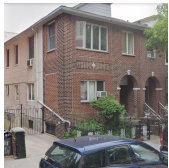
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280 METROPOLITAN AVE #2D

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,388	Beds	3	Baths	3
PPSF	\$1,766	Fees	\$2,559	DOM	23



873 48 ST

Sunset Park

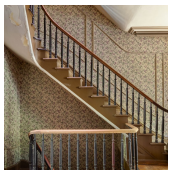
Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	2,560	Beds	7	Baths	3
PPSF	\$820	Fees	N/A	DOM	271



152 23 ST

Greenwood

Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	N/A	Beds	4	Baths	4
PPSF	N/A	Fees	N/A	DOM	N/A



35 PROSPECT PL

Park Slope

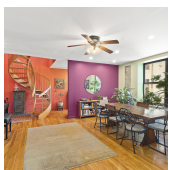
Type	Townhouse	Status	Contract	Ask	\$2,350,000
Sqft	2,990	Beds	5	Baths	3
PPSF	\$786	Fees	\$541	DOM	34



390 12 ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,675	Beds	3	Baths	3
PPSF	\$1,344	Fees	\$891	DOM	131



44 BUTLER PL #5K6K

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	2,200	Beds	5	Baths	4
PPSF	\$1,023	Fees	\$2,183	DOM	25

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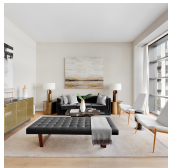


98 FRONT ST #PH1C

Dumbo

Type	Condo	Status	Contract
Sqft	1,101	Beds	2
PPSF	\$1,994	Fees	\$1,870

Ask	\$2,195,000
Baths	2
DOM	504



138 N 10 ST #301

Williamsburg

Type	Condo	Status	Contract
Sqft	1,374	Beds	2
PPSF	\$1,598	Fees	\$1,498

Ask	\$2,195,000
Baths	2
DOM	88



278 22 ST

Greenwood

Type	Townhouse	Status	Contract
Sqft	2,433	Beds	3
PPSF	\$884	Fees	\$413

Ask	\$2,150,000
Baths	2.5
DOM	35

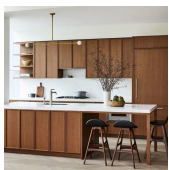


480 WARREN ST

Gowanus

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	N/A
PPSF	N/A	Fees	N/A

Ask	\$2,100,000
Baths	N/A
DOM	60



85 JAY ST #14F-FRONT

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,573	Fees	\$3,051

Ask	\$2,030,000
Baths	2
DOM	226

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