

JUNE 14 - 20, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 33 contracts signed this week, made up of 11 condos, 3 co-ops, and 19 houses. The previous week saw 35 deals.

\$2,882,273

Average Asking Price

\$2,650,000

Median Asking Price

\$1,211

Average PPSF

1%

Average Discount

\$95,115,000

Total Volume

153

Average Days On Market

Unit 20AP at 2 Northside Piers in Williamsburg entered contract this week, with a last asking price of \$8,250,000. Built in 2010, this two-level condo spans 4,522 square feet with 5 beds, 5 baths, and 2 half baths. It features 1,104 square feet of private outdoor space across three balconies, an 822 square foot private roof cabana for purchase, a custom-designed spiral glass & steel staircase, an open living space with a wall of windows providing Manhattan views, a chefs kitchen with high-end appliances, and much more. The building offers a 24/7 doorman, concierge service, onsite valet and parking garage, a fitness center with heated indoor pool, and quick access to the East River Ferry and pier.

Also signed this week was Unit 11C at 9 Prospect Park West in Park Slope, with a last asking price of \$3,800,000. Built in 1929, this co-op has 4 beds and 3 baths, and features twenty unobstructed windows offering views of Prospect Park, a large eat-in kitchen with professional grade appliances, banquette seating, wood inlaid floors, and much more. The primary bedroom features a walk-in closet and en-suite bathroom, which has radiant heated marble floors and a walk-in shower. The building provides 24-hour doorman service, storage, and laundry facilities.

11

Condo Deal(s)

3

Co-op Deal(s)

19

Townhouse Deal(s)

\$3,034,910

Average Asking Price

\$2,966,334

Average Asking Price

\$2,780,632

Average Asking Price

\$2,495,000

Median Asking Price

\$2,999,000

Median Asking Price

\$2,650,000

Median Asking Price

\$1,543

Average PPSF

N/A

Average PPSF

\$989

Average PPSF

2,002

Average SqFt

N/A

Average SqFt

3,061

Average SqFt



2 NORTHSIDE PIERS # 20AP

Williamsburg

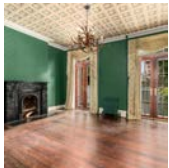
Type	Condo	Status	Contract	Ask	\$8,250,000
SqFt	4,522	Beds	5	Baths	5
PPSF	\$1,825	Fees	\$3,834	DOM	38



9 PROSPECT PK W #11C

Park Slope

Type	Coop	Status	Contract	Ask	\$3,800,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	N/A	DOM	49



159 CONGRESS ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	N/A	Beds	5	Baths	1
PPSF	N/A	Fees	N/A	DOM	10



330 BOND ST

Gowanus

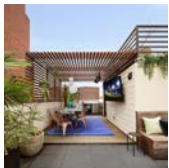
Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	4,500	Beds	5	Baths	5
PPSF	\$834	Fees	N/A	DOM	16



537 3 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	4,150	Beds	6	Baths	3
PPSF	\$904	Fees	N/A	DOM	16



204 PROSPECT PK SW

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	N/A	Beds	4	Baths	4.5
PPSF	N/A	Fees	\$542	DOM	216

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113 ST JAMES PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,395,000
Sqft	3,298	Beds	6	Baths	3
PPSF	\$1,030	Fees	\$527	DOM	36



85 JAY ST #16E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,150,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,925	Fees	\$3,869	DOM	N/A



85 JAY ST #PH20B-YORK

Dumbo

Type	Condo	Status	Contract	Ask	\$3,100,000
Sqft	1,294	Beds	2	Baths	2
PPSF	\$2,396	Fees	\$3,300	DOM	N/A



115 WILLOW ST #4B

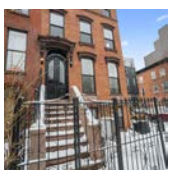
Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,999,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$7,975	DOM	283

14 ST JAMES PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	N/A	DOM	N/A



50 PUTNAM AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	3,200	Beds	4	Baths	3
PPSF	\$922	Fees	N/A	DOM	116

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616 CARROLL ST

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$672

Park Slope

Ask	\$2,900,000
Baths	2.5
DOM	473



60 BROADWAY #9D

Type	Condo	Status	Contract
Sqft	1,985	Beds	3
PPSF	\$1,436	Fees	\$3,568

Williamsburg

Ask	\$2,850,000
Baths	2.5
DOM	481



112 NEVINS ST

Type	Townhouse	Status	Contract
Sqft	874	Beds	2
PPSF	\$3,147	Fees	N/A

Boerum Hill

Ask	\$2,750,000
Baths	2
DOM	16



1 CLINTON ST #5E

Type	Condo	Status	Contract
Sqft	1,633	Beds	2
PPSF	\$1,632	Fees	\$3,630

Brooklyn Heights

Ask	\$2,665,000
Baths	2
DOM	N/A

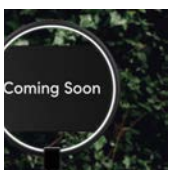


25 ORIENT AVE

Type	Townhouse	Status	Contract
Sqft	3,275	Beds	4
PPSF	\$810	Fees	\$307

Williamsburg

Ask	\$2,650,000
Baths	3.5
DOM	782



657 BALTIC ST

Type	Townhouse	Status	Contract
Sqft	2,560	Beds	4
PPSF	\$977	Fees	N/A

Park Slope

Ask	\$2,500,000
Baths	4
DOM	58

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98 LINCOLN RD

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,495,000
Sqft	3,500	Beds	4	Baths	4
PPSF	\$713	Fees	N/A	DOM	N/A



69 CARROLL ST #5B

Columbia St Waterfront District

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$1,585	DOM	57



3611 BEDFORD AVE

Midwood

Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	4,200	Beds	4	Baths	3.5
PPSF	\$571	Fees	N/A	DOM	71



2239 83 ST

Bensonhurst

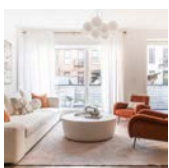
Type	Townhouse	Status	Contract	Ask	\$2,388,000
Sqft	3,780	Beds	9	Baths	6.5
PPSF	\$632	Fees	N/A	DOM	40



185 FENIMORE ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,600	Beds	5	Baths	3
PPSF	\$883	Fees	N/A	DOM	346



561 PACIFIC ST #208

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,275,000
Sqft	1,641	Beds	3	Baths	2
PPSF	\$1,387	Fees	\$3,215	DOM	676

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321 MANHATTAN AVE #1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	2,063	Beds	3	Baths	3
PPSF	\$1,067	Fees	\$460	DOM	13



625 WARREN ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,199,000
Sqft	1,813	Beds	2	Baths	2.5
PPSF	\$1,213	Fees	\$1,555	DOM	25



685 ARGYLE RD

Flatbush

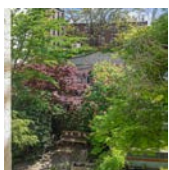
Type	Townhouse	Status	Contract	Ask	\$2,175,000
Sqft	3,084	Beds	6	Baths	3
PPSF	\$706	Fees	N/A	DOM	43



294 11 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	2,182	Beds	3	Baths	2
PPSF	\$963	Fees	\$505	DOM	70



90 REMSEN ST #3AB

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,100,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$1,250	DOM	28



328 BERGEN ST #GARDEN

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	2,034	Beds	3	Baths	2
PPSF	\$1,033	Fees	\$2,438	DOM	28

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625 WARREN ST #4

Type	Condom	Status	Contract
Sqft	1,391	Beds	3
PPSF	\$1,510	Fees	\$1,589

Park Slope

Ask	\$2,100,000
Baths	2
DOM	14



232 14 ST

Type	Multihouse	Status	Contract
Sqft	2,430	Beds	5
PPSF	\$864	Fees	N/A

Park Slope

Ask	\$2,099,000
Baths	3
DOM	233

343 HOYT ST #HOSUE

Type	Townhouse	Status	Contract
Sqft	2,280	Beds	5
PPSF	\$877	Fees	\$1,083

Carroll Gardens

Ask	\$2,000,000
Baths	3
DOM	26

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