

JUNE 21 - 27, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 30 contracts signed this week, made up of 11 condos, 5 co-ops, and 14 houses. The previous week saw 33 deals.

\$3,187,600

Average Asking Price

\$3,272,000

Median Asking Price

\$1,422

Average PPSF

3%

Average Discount

\$95,628,000

Total Volume

147

Average Days On Market

169 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,300,000. This Italianate brownstone townhouse spans 3,420 square feet with 4 beds and 3 full baths. It features 11-foot ceilings with floor-to-ceiling windows, classic white marble fireplaces, a curved central staircase, custom built-in library shelving, original pocket doors, four large bedrooms each with a fireplace, an oval skylight, a finished basement, and much more. The primary bedroom includes an en suite bathroom. The garden floor offers an oversized eat-in kitchen with high-end appliances, and a glass wall overlooking the private backyard.

Also signed this week was 132 Kane Street in Cobble Hill, with a last asking price of \$4,750,000. Built in 1931, this industrial townhouse has been totally renovated and spans 3,993 square feet with 4 beds and 4 full baths. It features exposed brick, blackened steel and factory glass, poured concrete counters, high-end kitchen appliances, a concrete paver deck, radiant heat floors in all en suite bathrooms, a downstairs basement with 10-foot ceilings and exposed stone walls, and a 688-bottle wine storage area with kitchenette and tasting area.

11

Condo Deal(s)

5

Co-op Deal(s)

14

Townhouse Deal(s)

\$3,029,546

Average Asking Price

\$2,447,800

Average Asking Price

\$3,576,000

Average Asking Price

\$2,850,000

Median Asking Price

\$2,395,000

Median Asking Price

\$3,397,500

Median Asking Price

\$1,795

Average PPSF

\$1,296

Average PPSF

\$1,074

Average PPSF

1,732

Average SqFt

1,850

Average SqFt

3,509

Average SqFt



169 STATE ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$5,300,000
SqFt	3,420	Beds	4	Baths	3
PPSF	\$1,550	Fees	N/A	DOM	57



132 KANE ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$4,750,000
SqFt	3,993	Beds	5	Baths	4
PPSF	\$1,190	Fees	\$1,454	DOM	225



442 UNION ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$4,435,000
SqFt	4,320	Beds	5	Baths	5.5
PPSF	\$1,027	Fees	\$2,162	DOM	62



1 JOHN ST #8A

Dumbo

Type	Condo	Status	Contract	Ask	\$4,395,000
SqFt	2,595	Beds	4	Baths	3.5
PPSF	\$1,694	Fees	\$5,528	DOM	336



1 PROSPECT PK W #7C

Park Slope

Type	Condo	Status	Contract	Ask	\$3,850,000
SqFt	1,910	Beds	3	Baths	2.5
PPSF	\$2,016	Fees	\$4,637	DOM	3



305 GARFIELD PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	4,227	Beds	6	Baths	3.5
PPSF	\$864	Fees	N/A	DOM	857

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129 SUMMIT ST

Type	Townhouse	Status	Contract
Sqft	3,870	Beds	6
PPSF	\$929	Fees	N/A

Carroll Gardens

Ask	\$3,595,000
Baths	4
DOM	68

558 4 ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	N/A

Park Slope

Ask	\$3,500,000
Baths	2
DOM	N/A

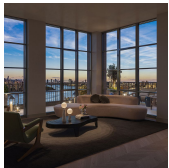


354 14 ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	\$666

Park Slope

Ask	\$3,495,000
Baths	5.5
DOM	23

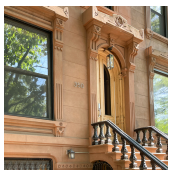


85 JAY ST #PH21B-YORK

Type	Condo	Status	Contract
Sqft	1,462	Beds	2
PPSF	\$2,391	Fees	\$3,720

Dumbo

Ask	\$3,495,000
Baths	2.5
DOM	N/A

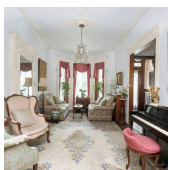


350 GATES AVE

Type	Townhouse	Status	Contract
Sqft	3,438	Beds	6
PPSF	\$960	Fees	\$443

Bedford Stuyvesant

Ask	\$3,300,000
Baths	3
DOM	34



603 5 ST

Type	Townhouse	Status	Contract
Sqft	2,955	Beds	4
PPSF	\$1,117	Fees	\$980

Park Slope

Ask	\$3,300,000
Baths	2.5
DOM	22

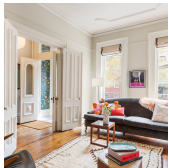
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535 DEAN ST #106

Prospect Heights

Type	Condo	Status	Contract	Ask	\$3,300,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,043	DOM	36



123 JAVA ST

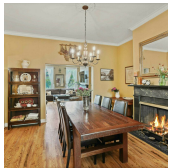
Greenpoint

Type	Townhouse	Status	Contract	Ask	\$3,295,000
Sqft	3,150	Beds	5	Baths	2
PPSF	\$1,047	Fees	\$467	DOM	64

1145 84 ST

Dyker Heights

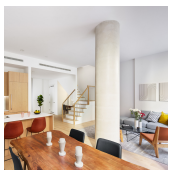
Type	Townhouse	Status	Contract	Ask	\$3,285,000
Sqft	3,420	Beds	6	Baths	5
PPSF	\$961	Fees	\$1,779	DOM	190



307 PACIFIC ST

Boerum Hill

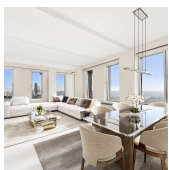
Type	Townhouse	Status	Contract	Ask	\$3,259,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$428	DOM	20



98 FRONT ST #GRB

Dumbo

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	1,728	Beds	3	Baths	2
PPSF	\$1,881	Fees	\$3,058	DOM	49

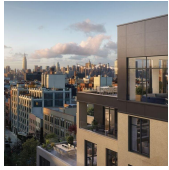


75 LIVINGSTON ST #29A

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,895,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	N/A	DOM	31

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308 N 7 ST #PHC

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	1,427	Beds	3	Baths	2
PPSF	\$1,998	Fees	\$2,545	DOM	N/A



143 S 8 ST #PH

Williamsburg

Type	Coop	Status	Contract	Ask	\$2,700,000
Sqft	2,050	Beds	2	Baths	2
PPSF	\$1,318	Fees	N/A	DOM	37



85 N 3 ST #406

Williamsburg

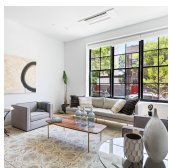
Type	Condo	Status	Contract	Ask	\$2,695,000
Sqft	1,967	Beds	2	Baths	2
PPSF	\$1,371	Fees	\$1,364	DOM	329



53 PROSPECT PK SW

Windsor Terrace

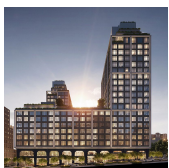
Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	2,296	Beds	3	Baths	2
PPSF	\$1,089	Fees	N/A	DOM	56



19 RICHARDSON ST #1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	2,233	Beds	2	Baths	2.5
PPSF	\$1,118	Fees	\$1,875	DOM	230



85 JAY ST #14D-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,327	Beds	2	Baths	2
PPSF	\$1,847	Fees	\$3,136	DOM	316

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239 LINCOLN RD

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	N/A	Beds	4	Baths	2.5
PPSF	N/A	Fees	\$593	DOM	15



90 EIGHTH AVE #10D

Park Slope

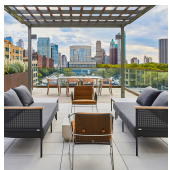
Type	Coop	Status	Contract	Ask	\$2,395,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	N/A	DOM	54



315 6 ST #1

Dumbo

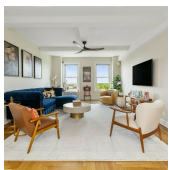
Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,676	Beds	2	Baths	2.5
PPSF	\$1,370	Fees	\$1,228	DOM	13



98 FRONT ST #PH3H

Dumbo

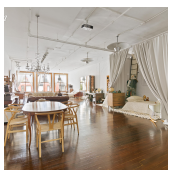
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	995	Beds	2	Baths	2.5
PPSF	\$2,262	Fees	\$1,662	DOM	515



135 EASTERN PKWY #12G

Prospect Heights

Type	Coop	Status	Contract	Ask	\$2,150,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	N/A	DOM	21



705 DRIGGS AVE #10

Williamsburg

Type	Coop	Status	Contract	Ask	\$2,099,000
Sqft	1,650	Beds	1	Baths	1
PPSF	\$1,273	Fees	\$461	DOM	303

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