



BROOKLYN LUXURY REPORT

Weekly Report on Residential
Contracts Signed \$2M and Above

FEBRUARY 5 - FEBRUARY 11, 2018

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw seven contracts signed in the first full week of February, made up of **five condos** and **two houses**.

\$3,241,143

AVERAGE CONTRACT
PRICE

6%

AVERAGE DISCOUNT

\$2,999,000

MEDIAN CONTRACT PRICE

\$22,688,000

CONTRACT VOLUME

\$1,243

AVERAGE PPSF

205

AVERAGE DAYS ON
MARKET

The highest priced contract was the townhouse located at 211st Place in Carroll Gardens, asking \$4,999,000. The 25-foot wide five story home offers six bedrooms and four bathrooms in 6,250 square feet with a full basement. Details include 13-foot ceilings with original ornate plaster details on the parlor floor, a solid mahogany winding staircase, and shadow box molding. The home also features a side driveway and private two-car garage.

The second highest contract was the townhouse at 506 Henry Street in Carroll Gardens, asking \$4,400,000. This seven-bedroom, four-bathroom residence measures 25 feet wide. Currently configured as individual units, the home can be finished out as an owner's duplex with a rental component. The home offers 5,000 square feet with an additional 2,000 buildable. The parlor level has been gutted and is ready for completion.

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CONDO DEALS

\$2,657,800

AVERAGE CONTRACT
PRICE

\$2,500,000

MEDIAN CONTRACT PRICE

\$1,445

AVERAGE PPSF

1,982

AVERAGE SQFT

0

CO-OP DEALS

\$0

AVERAGE CONTRACT
PRICE

\$0

MEDIAN CONTRACT PRICE

\$0

AVERAGE PPSF

0

AVERAGE SQFT

2

TOWNHOUSE DEALS

\$4,699,500

AVERAGE CONTRACT
PRICE

\$4,699,500

MEDIAN CONTRACT PRICE

\$840

AVERAGE PPSF

5,625

AVERAGE SQFT

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211 PL

NORTHWEST BROOKLYN

Type	HOUSE	Status	CONTRACT	Price	\$4,999,000		
Sqft	6,250	Rooms	15	Beds	6	Baths	4
PPSF	\$800	Taxes	\$754	Common	N/A	Maint.	N/A



506 HENRY ST

NORTHWEST BROOKLYN

Type	HOUSE	Status	CONTRACT	Price	\$4,400,000		
Sqft	5,000	Rooms	19	Beds	7	Baths	4
PPSF	\$880	Taxes	\$998	Common	N/A	Maint.	N/A



202 PRESIDENT ST #3

NORTHWEST BROOKLYN

Type	CONDO	Status	CONTRACT	Price	\$3,295,000		
Sqft	2,640	Rooms	7	Beds	4	Baths	2.5
PPSF	\$1,249	Taxes	\$642	Common	\$940	Maint.	N/A



495 9 ST #PH

NORTHWEST BROOKLYN

Type	CONDO	Status	CONTRACT	Price	\$2,999,000		
Sqft	2,313	Rooms	5	Beds	4	Baths	2.5
PPSF	\$1,297	Taxes	\$176	Common	\$780	Maint.	N/A



509 PACIFIC ST #5D

NORTHWEST BROOKLYN

Type	CONDO	Status	CONTRACT	Price	\$2,500,000		
Sqft	1,555	Rooms	6	Beds	3	Baths	2
PPSF	\$1,608	Taxes	\$933	Common	\$1,540	Maint.	N/A



509 PACIFIC ST #3A

NORTHWEST BROOKLYN

Type	CONDO	Status	CONTRACT	Price	\$2,300,000		
Sqft	1,418	Rooms	5	Beds	3	Baths	2
PPSF	\$1,623	Taxes	\$943	Common	\$1,556	Maint.	N/A



546 CLINTON ST #GARDEN

NORTHWEST BROOKLYN

Type	CONDO	Status	CONTRACT	Price	\$2,195,000		
Sqft	N/A	Rooms	4	Beds	2	Baths	1.5
PPSF	N/A	Taxes	\$299	Common	\$392	Maint.	N/A