



BROOKLYN LUXURY REPORT

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

MARCH 05 - MARCH 11, 2018

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw eighteen contracts signed, made up of **eight condos** and **ten houses**.

\$3,247,045

AVERAGE CONTRACT
PRICE

2%

AVERAGE DISCOUNT

\$2,575,000

MEDIAN CONTRACT PRICE

\$58,446,800

CONTRACT VOLUME

\$1,333

AVERAGE PPSF

132

AVERAGE DAYS ON
MARKET

The highest priced contract was the townhome at 586 Fourth Street in Park Slope, asking \$8,000,000. Built in 1909, this 20' wide French Renaissance Revival townhouse offers seven bedrooms and three and one-half bathrooms in 5,200 square feet. The home has radiant heated floors and custom motorized shades. The rear yard is paved with blue stone and has a cedar fence. The garden level has a front guest suite, large family room with exposed ceiling beams, a laundry room, and the mechanicals. The top floor offers four bedrooms and a hall bath with skylight.

The second highest priced contract was for the two-family home at 331 De Graw Street, asking \$6,395,000. The 5,550 square foot home is currently configured with an upper owner's triplex and a lower duplex apartment, but can be converted to a single-family residence. Inside, the home offers 2 gas fireplaces with custom mantels, a mahogany staircase, custom millwork, wide plank oak floors, new windows, reclaimed wood entry doors, video intercom, Wi-Fi controlled thermostats, new joists and soundproofing, and a top-of the line hydronic heating and cooling system supplemented with radiant floor heating.

8

CONDO DEALS

\$2,536,225

AVERAGE CONTRACT
PRICE

\$2,522,500

MEDIAN CONTRACT PRICE

\$1,520

AVERAGE PPSF

1,679

AVERAGE SQFT

0

CO-OP DEALS

\$0

AVERAGE CONTRACT
PRICE

\$0

MEDIAN CONTRACT PRICE

\$0

AVERAGE PPSF

0

AVERAGE SQFT

10

TOWNHOUSE DEALS

\$3,815,700

AVERAGE CONTRACT
PRICE

\$3,089,500

MEDIAN CONTRACT PRICE

\$1,083

AVERAGE PPSF

3,827

AVERAGE SQFT

BROOKLYN LUXURY REPORT



586 4 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$8,000,000		
Sqft	5,200	Rooms	12	Beds	7	Baths	3
PPSF	\$1,154	Taxes	\$1,074	Maint/CC	N/A		



331 DE GRAW ST

CARROLL GARDENS

Type	HOUSE	Status	CONTRACT	Price	\$6,395,000		
Sqft	5,550	Rooms	17	Beds	6	Baths	7.5
PPSF	\$1,153	Taxes	\$522	Maint/CC	N/A		



408 CLINTON ST

CARROLL GARDENS

Type	HOUSE	Status	CONTRACT	Price	\$4,495,000		
Sqft	3,360	Rooms	14	Beds	5	Baths	3.5
PPSF	\$1,338	Taxes	\$883	Maint/CC	N/A		



20 VERANDAH PL

COBBLE HILL

Type	HOUSE	Status	CONTRACT	Price	\$3,950,000		
Sqft	N/A	Rooms	10	Beds	5	Baths	3
PPSF	N/A	Taxes	\$1,177	Maint/CC	N/A		



297 11 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$3,679,000		
Sqft	3,250	Rooms	8	Beds	3	Baths	2.5
PPSF	\$1,132	Taxes	\$413	Maint/CC	N/A		



39 PK PL #2

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$3,100,000		
Sqft	2,046	Rooms	10	Beds	3	Baths	2.5
PPSF	\$1,516	Taxes	\$658	Maint/CC	\$412		



277 1 ST #4A

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$2,800,000		
Sqft	1,824	Rooms	6	Beds	4	Baths	2
PPSF	\$1,536	Taxes	\$1,861	Maint/CC	\$924		

BROOKLYN LUXURY REPORT



559 CARROLL ST #4

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$2,659,800		
Sqft	1,716	Rooms	8	Beds	4	Baths	2
PPSF	\$1,550	Taxes	\$1,361	Maint/CC	\$658		



868 LORIMER ST #3A

GREENPOINT

Type	CONDO	Status	CONTRACT	Price	\$2,650,000		
Sqft	1,800	Rooms	2	Beds	3	Baths	3
PPSF	\$1,473	Taxes	\$1,567	Maint/CC	\$843		



314 13 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$2,500,000		
Sqft	N/A	Rooms	8	Beds	5	Baths	4
PPSF	N/A	Taxes	N/A	Maint/CC	N/A		



237 27 ST

GREENWOOD

Type	HOUSE	Status	CONTRACT	Price	\$2,498,000		
Sqft	3,000	Rooms	6	Beds	3	Baths	3.5
PPSF	\$833	Taxes	\$434	Maint/CC	N/A		



171 COLUMBIA HTS #2B

BROOKLYN HEIGHTS

Type	CONDO	Status	CONTRACT	Price	\$2,395,000		
Sqft	1,540	Rooms	5	Beds	3	Baths	2
PPSF	\$1,556	Taxes	\$1,882	Maint/CC	\$2,209		



868 LORIMER ST #PHB

GREENPOINT

Type	CONDO	Status	CONTRACT	Price	\$2,300,000		
Sqft	1,298	Rooms	2	Beds	2	Baths	2
PPSF	\$1,772	Taxes	\$1,239	Maint/CC	\$666		



362 13 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$2,295,000		
Sqft	2,600	Rooms	15	Beds	5	Baths	3
PPSF	\$883	Taxes	N/A	Maint/CC	N/A		

BROOKLYN LUXURY REPORT



93 DIVISION AVE

WILLIAMSBURG

Type	HOUSE	Status	CONTRACT	Price	\$2,295,000		
Sqft	N/A	Rooms	11	Beds	5	Baths	3
PPSF	N/A	Taxes	\$1,197	Maint/CC	N/A		



277 1 ST #2B

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$2,200,000		
Sqft	1,736	Rooms	6	Beds	2	Baths	2.5
PPSF	\$1,268	Taxes	\$1,369	Maint/CC	\$807		



211 SCHERMERHORN ST #11D

DOWNTOWN

Type	CONDO	Status	CONTRACT	Price	\$2,185,000		
Sqft	1,468	Rooms	5	Beds	3	Baths	2
PPSF	\$1,489	Taxes	\$1,020	Maint/CC	\$1,751		



223 MAC DONOUGH ST

BEDFORD STUYVESANT

Type	HOUSE	Status	CONTRACT	Price	\$2,050,000		
Sqft	N/A	Rooms	19	Beds	7	Baths	4
PPSF	N/A	Taxes	\$4,154	Maint/CC	N/A		

© 2018 Stribling & Associates. This report and the information provided in this report are proprietary to Stribling & Associates and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Stribling & Associates. Data is subject to revision. Sourced from Stribling proprietary database. All rights reserved.

STRIBLING.COM