



BROOKLYN LUXURY REPORT

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

MARCH 12 - MARCH 18, 2018

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw eight contracts signed, made up of three condos, one co-op, and four houses.

\$2,568,000

AVERAGE CONTRACT PRICE

\$2,512,500

MEDIAN CONTRACT PRICE

\$1,260

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$20,544,000

CONTRACT VOLUME

116

AVERAGE DAYS ON MARKET

The highest priced contract was unit 32C at 100 Jay Street in DUMBO, asking \$2,895,000. This 1,874 square foot penthouse residence offers three bedrooms, two and one-half baths, with panoramic views of the Manhattan skyline, East River, Williamsburg, and Downtown Brooklyn. Two outdoor spaces provide over 200 square feet of exterior space. This home has an in-unit washer and dryer, multi-zoned central air conditioning, hardwood floors, three walk-in closets, and three additional storage closets. Building amenities include a full-time concierge, on-site garage, sundeck, gym, yoga room, playroom, outdoor garden terrace, media room, bicycle storage, and storage facilities.

The second highest priced contract was for the three-family home at 70 Conselyea Street in Williamsburg, asking \$2,775,000. This 3,040 square foot four story brick townhouse was built in 1898. The 20' wide home has high ceilings, well-proportioned rooms and many original details, including two parlor floor fireplaces and a large south facing rear garden. This home is a legal three family that was never completely divided. It can be converted to a six-bedroom single-family home or reconfigured as an income producing property.

3

CONDO DEALS

1

CO-OP DEALS

4

TOWNHOUSE DEALS

\$2,631,667

AVERAGE CONTRACT PRICE

\$2,750,000

AVERAGE CONTRACT PRICE

\$2,474,750

AVERAGE CONTRACT PRICE

\$2,500,000

MEDIAN CONTRACT PRICE

\$2,750,000

MEDIAN CONTRACT PRICE

\$2,512,000

MEDIAN CONTRACT PRICE

\$1,609

AVERAGE PPSF

\$1,292

AVERAGE PPSF

\$989

AVERAGE PPSF

1,660

AVERAGE SQFT

2,130

AVERAGE SQFT

2,598

AVERAGE SQFT

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100 JAY ST #32C

DUMBO

Type	CONDO	Status	CONTRACT	Price	\$2,895,000		
Sqft	1,874	Rooms	6	Beds	3	Baths	2
PPSF	\$1,545	Taxes	\$33	Maint/CC	\$1,515		



70 CONSELYEA ST

WILLIAMSBURG

Type	HOUSE	Status	CONTRACT	Price	\$2,775,000		
Sqft	3,040	Rooms	15	Beds	4	Baths	2.5
PPSF	\$913	Taxes	\$318	Maint/CC	N/A		



65 MIDDAGH ST #4A

BROOKLYN HEIGHTS

Type	COOP	Status	CONTRACT	Price	\$2,750,000		
Sqft	2,130	Rooms	10	Beds	4	Baths	2
PPSF	\$1,292	Taxes	N/A	Maint/CC	\$1,804		



69 CLARKSON AVE

PROSPECT LEFFERTS GARDENS

Type	HOUSE	Status	CONTRACT	Price	\$2,525,000		
Sqft	2,700	Rooms	11	Beds	5	Baths	4.5
PPSF	\$936	Taxes	\$461	Maint/CC	N/A		



265 STATE ST #807

DOWNTOWN

Type	CONDO	Status	CONTRACT	Price	\$2,500,000		
Sqft	1,765	Rooms	4	Beds	3	Baths	2.5
PPSF	\$1,417	Taxes	\$1,489	Maint/CC	\$1,650		



233 PACIFIC ST #2D

BOERUM HILL

Type	CONDO	Status	CONTRACT	Price	\$2,500,000		
Sqft	1,341	Rooms	5	Beds	2	Baths	2
PPSF	\$1,865	Taxes	\$23	Maint/CC	\$602		



49 74 ST

BAY RIDGE

Type	HOUSE	Status	CONTRACT	Price	\$2,499,000		
Sqft	3,000	Rooms	10	Beds	8	Baths	4.5
PPSF	\$833	Taxes	\$1,277	Maint/CC	N/A		

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108 JACKSON ST

WILLIAMSBURG

Type	HOUSE	Status	CONTRACT	Price	\$2,100,000		
Sqft	1,650	Rooms	10	Beds	4	Baths	2
PPSF	\$1,273	Taxes	\$273	Maint/CC	N/A		

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