



BROOKLYN LUXURY REPORT

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

APRIL 30 - MAY 6, 2018

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw seventeen contracts signed, made up of six condos, two co-ops, and nine houses.

\$3,451,089

AVERAGE CONTRACT PRICE

\$3,650,000

MEDIAN CONTRACT PRICE

\$1,177

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$58,668,500

CONTRACT VOLUME

113

AVERAGE DAYS ON MARKET

The highest priced contract was for a co-op residence located at 138 Columbia Heights, asking \$4,500,000. This three-bedroom duplex is located on the prime floors of a large classic Italianate townhouse. Panoramic floor to ceiling windows offer views of downtown Manhattan and the Statue of Liberty. This home abounds with classic detail, including a wood burning fireplace and beamed ceiling in the living room. There is a second wood burning fireplace in the Master bedroom. The entrance foyer has built in bookshelves and houses a stairway leading to the second floor. In addition, on the parlor floor is a large bedroom and full bath.

The second highest priced contract was for a condo residence located at 90 Furman Street, asking \$4,495,000. Located in the Pierhouse development, this three-bedroom, two and one-half bathroom home has direct views of the Brooklyn Bridge Park and Lower Manhattan. Inside, the home offers solid custom walnut cabinetry, Gaggenau appliances, Calacatta Tucci marble slab counters and islands, reclaimed heartwood pine floors, and energy-efficient solar shades in every room. Building amenities include two 24-hour attended lobbies, valet parking, two fitness centers, a meditation studio, a resident event space, pet-wash, refrigerated storage, play room, and bike storage.

6

CONDO DEAL(S)

2

CO-OP DEAL(S)

9

HOUSE DEAL(S)

\$3,288,334

AVERAGE CONTRACT PRICE

\$4,050,000

AVERAGE CONTRACT PRICE

\$3,426,500

AVERAGE CONTRACT PRICE

\$3,097,500

MEDIAN CONTRACT PRICE

\$4,050,000

MEDIAN CONTRACT PRICE

\$3,650,000

MEDIAN CONTRACT PRICE

\$1,266

AVERAGE PPSF

N/A

AVERAGE PPSF

\$1,111

AVERAGE PPSF

2,660

AVERAGE SQFT

N/A

AVERAGE SQFT

3,366

AVERAGE SQFT

BROOKLYN LUXURY REPORT



138 COLUMBIA HTS #2

BROOKLYN HEIGHTS

Type	COOP	Status	CONTRACT	Price	\$4,500,000		
Sqft	N/A	Rooms	8	Beds	3	Baths	3
PPSF	N/A	Taxes	N/A	Maint/CC	\$2,400		



90 FURMAN ST #N208

BROOKLYN HEIGHTS

Type	CONDO	Status	CONTRACT	Price	\$4,495,000		
Sqft	3,076	Rooms	7	Beds	3	Baths	2
PPSF	\$1,462	Taxes	\$3,372	Maint/CC	\$3,131		



28 ORANGE ST

BROOKLYN HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$4,350,000		
Sqft	2,400	Rooms	10	Beds	5	Baths	2
PPSF	\$1,813	Taxes	\$18,420	Maint/CC	N/A		



130 FURMAN ST #S106

BROOKLYN HEIGHTS

Type	CONDO	Status	CONTRACT	Price	\$4,295,000		
Sqft	3,224	Rooms	8	Beds	4	Baths	2
PPSF	\$1,333	Taxes	\$3,510	Maint/CC	\$3,260		



370 8 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$4,195,000		
Sqft	N/A	Rooms	4.5	Beds	N/A	Baths	N/A
PPSF	N/A	Taxes	\$592	Maint/CC	N/A		



293 HENRY ST

BROOKLYN HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$3,995,000		
Sqft	6,500	Rooms	21	Beds	11	Baths	5
PPSF	\$615	Taxes	\$3,249	Maint/CC	N/A		



141 NELSON ST

CARROLL GARDENS

Type	HOUSE	Status	CONTRACT	Price	\$3,950,000		
Sqft	2,048	Rooms	10	Beds	4	Baths	4.5
PPSF	\$1,929	Taxes	\$334	Maint/CC	N/A		

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238 CARROLL ST #1

CARROLL GARDENS

Type	CONDO	Status	CONTRACT	Price	\$3,700,000		
Sqft	3,392	Rooms	7	Beds	3	Baths	2.5
PPSF	\$1,091	Taxes	\$732	Maint/CC	\$987		



875 PACIFIC ST

PROSPECT HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$3,650,000		
Sqft	3,400	Rooms	15	Beds	5	Baths	4
PPSF	\$1,074	Taxes	\$376	Maint/CC	N/A		



184 COLUMBIA HTS #5C

BROOKLYN HEIGHTS

Type	COOP	Status	CONTRACT	Price	\$3,600,000		
Sqft	N/A	Rooms	7	Beds	3	Baths	2
PPSF	N/A	Taxes	N/A	Maint/CC	\$4,620		



328 GREENE AVE

BEDFORD STUYVESANT

Type	HOUSE	Status	CONTRACT	Price	\$2,999,000		
Sqft	3,450	Rooms	7	Beds	5	Baths	3
PPSF	\$870	Taxes	\$400	Maint/CC	N/A		



692 DEGRAW ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$2,700,000		
Sqft	2,565	Rooms	N/A	Beds	7	Baths	3.5
PPSF	\$1,053	Taxes	\$5,232	Maint/CC	N/A		



528 LEONARD ST

GREENPOINT

Type	HOUSE	Status	CONTRACT	Price	\$2,500,000		
Sqft	3,390	Rooms	14	Beds	5	Baths	4
PPSF	\$738	Taxes	\$501	Maint/CC	N/A		



30 MONROE ST

BEDFORD STUYVESANT

Type	HOUSE	Status	CONTRACT	Price	\$2,499,500		
Sqft	3,168	Rooms	12	Beds	4	Baths	3.5
PPSF	\$789	Taxes	\$242	Maint/CC	N/A		

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440 ATLANTIC AVE #PH1

BOERUM HILL

Type	CONDO	Status	CONTRACT	Price	\$2,495,000		
Sqft	1,589	Rooms	5	Beds	3	Baths	2
PPSF	\$1,571	Taxes	\$1,416	Maint/CC	\$1,114		



582 PACIFIC ST #A

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$2,495,000		
Sqft	2,925	Rooms	9	Beds	4	Baths	3
PPSF	\$853	Taxes	\$534	Maint/CC	\$400		



388 BRIDGE ST #32B

DOWNTOWN

Type	CONDO	Status	CONTRACT	Price	\$2,250,000		
Sqft	1,750	Rooms	5	Beds	3	Baths	3
PPSF	\$1,286	Taxes	\$72	Maint/CC	\$1,711		

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