



## BROOKLYN LUXURY REPORT

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

DEC. 31, 2018 - JAN. 6, 2019

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw three contracts signed in the first week of 2019, made up of one condo and two houses.

**\$4,083,334**

AVERAGE CONTRACT PRICE

**\$3,450,000**

MEDIAN CONTRACT PRICE

**\$1,230**

AVERAGE PPSF

**5%**

AVERAGE DISCOUNT

**\$12,250,000**

CONTRACT VOLUME

**432**

AVERAGE DAYS ON MARKET

The highest priced contract was for the townhouse residence at 76 Pierrepont Street in Brooklyn Heights, asking \$6,500,000. The home is 29' wide and 60' deep, showcasing a superb example of the Gothic Revival architecture of the mid-to-late 1800's. Commissioned in 1857 by shipping merchant Henry B. Cromwell, this home has been maintained by the same family since the 1960's. Currently configured as a 5-family, this home has great potential for many uses. Use as-is for investment purposes only or take over the entire property for use as a single-family home. The contract price is 10% below the initial asking price of \$7,250,000.

The second highest priced contract was for the townhouse residence at 430 Dean Street in Park Slope, asking \$3,450,000. The three-story multi-family townhouse offers a mix-use in the heart of North Park Slope. The first floor has over 13' ceiling heights, original tin ceilings, and was home to a commercial coffee roaster for decades. The 2nd floor and 3rd floor are floor through apartments configured as 2 bedrooms 1 bath with over 1,000 square feet.

**1**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$2,300,000**

AVERAGE CONTRACT PRICE

**\$0**

AVERAGE CONTRACT PRICE

**\$4,975,000**

AVERAGE CONTRACT PRICE

**\$2,300,000**

MEDIAN CONTRACT PRICE

**\$0**

MEDIAN CONTRACT PRICE

**\$4,975,000**

MEDIAN CONTRACT PRICE

**\$1,799**

AVERAGE PPSF

**N/A**

AVERAGE PPSF

**\$945**

AVERAGE PPSF

**1,279**

AVERAGE SQFT

**N/A**

AVERAGE SQFT

**5,190**

AVERAGE SQFT

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## 76 PIERREPONT ST

BROOKLYN HEIGHTS

Type	<b>TOWNHOUSE</b>	Status	<b>CONTRACT</b>	Price	<b>\$6,500,000</b>		
Sqft	<b>6,500</b>	Rooms	<b>16</b>	Beds	<b>8</b>	Baths	<b>9</b>
PPSF	<b>\$1,000</b>	Taxes	<b>\$6,833</b>	Maint/CC	<b>N/A</b>		

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## 430 DEAN ST

PARK SLOPE

Type	<b>TOWNHOUSE</b>	Status	<b>CONTRACT</b>	Price	<b>\$3,450,000</b>		
Sqft	<b>3,880</b>	Rooms	<b>13</b>	Beds	<b>6</b>	Baths	<b>3</b>
PPSF	<b>\$890</b>	Taxes	<b>\$584</b>	Maint/CC	<b>N/A</b>		

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## 50 GREENPOINT AVE #PHD

GREENPOINT

Type	<b>CONDO</b>	Status	<b>CONTRACT</b>	Price	<b>\$2,300,000</b>		
Sqft	<b>1,279</b>	Rooms	<b>5</b>	Beds	<b>3</b>	Baths	<b>2</b>
PPSF	<b>\$1,799</b>	Taxes	<b>\$54</b>	Maint/CC	<b>\$1,440</b>		

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