



BROOKLYN LUXURY REPORT

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

FEBRUARY 19 - FEBRUARY 25, 2018

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

\$3,305,715

AVERAGE CONTRACT
PRICE

\$3,000,000

MEDIAN CONTRACT PRICE

\$1,439

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$23,140,000

CONTRACT VOLUME

319

AVERAGE DAYS ON
MARKET

The highest priced contract was residence 5 at 100 Amity Street, asking \$4,650,000. This 2,889 square-foot 4-bedroom, 4.5-bathroom home features eight-and-a-half-foot-tall weight and chain double-hung windows in the living room and master bedroom. The windowed open kitchen offers a culinary island. Additional enhancements include triple exposures, eleven-foot ceilings in the living room and bedrooms, a split configuration of the secondary bedrooms, and a master suite with two walk-in wardrobes. The building offers a two-level amenity suite complete with a library with a fireplace, a state-of-the-art fitness center, and a yoga atelier. The landscaped roof terrace offers views of the harbor, bridges, and the Statue of Liberty.

The second highest contract was unit 819 at 550 Vanderbilt Avenue, asking \$4,150,000. This 2,261 square-foot 3-bedroom, 3.5-bathroom residence offers lofty ceilings heights of over 10 feet has been designed using a palette of natural, organic elements with an array of sophisticated fixtures and finishes. Residents have access to 10,000 square feet of amenities including white-glove, 24-hour door service, a library by McNally Jackson, fitness center by The Wright Fit, lounge with catering kitchen, children's playroom, pet grooming station, and rooftop terrace with communal gardens and city views.

5

CONDO DEALS

0

CO-OP DEALS

2

TOWNHOUSE DEALS

\$3,618,000

AVERAGE CONTRACT
PRICE

\$0

AVERAGE CONTRACT
PRICE

\$2,525,000

AVERAGE CONTRACT
PRICE

\$3,295,000

MEDIAN CONTRACT PRICE

\$0

MEDIAN CONTRACT PRICE

\$2,525,000

MEDIAN CONTRACT PRICE

\$1,564

AVERAGE PPSF

\$0

AVERAGE PPSF

\$810

AVERAGE PPSF

2,327

AVERAGE SQFT

0

AVERAGE SQFT

2,904

AVERAGE SQFT

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100 AMITY ST #5

COBBLE HILL

Type	CONDO	Status	CONTRACT	Price	\$4,650,000		
Sqft	2,889	Rooms	9	Beds	4	Baths	4.5
PPSF	\$1,610	Taxes	\$2,062	Maint/CC	\$2,257		



550 VANDERBILT AVE #819

PROSPECT HEIGHTS

Type	CONDO	Status	CONTRACT	Price	\$4,150,000		
Sqft	2,261	Rooms	4	Beds	3	Baths	3.5
PPSF	\$1,836	Taxes	\$99	Maint/CC	\$2,983		



202 PRESIDENT ST #3

CARROLL GARDENS

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



170 S 1 ST #PH

WILLIAMSBURG

Type	CONDO	Status	CONTRACT	Price	\$3,000,000		
Sqft	2,001	Rooms	6	Beds	4	Baths	3.5
PPSF	\$1,500	Taxes	\$412	Maint/CC	\$535		



509 PACIFIC ST #5C

BOERUM HILL

Type	CONDO	Status	CONTRACT	Price	\$2,995,000		
Sqft	1,844	Rooms	5	Beds	3	Baths	2.5
PPSF	\$1,625	Taxes	\$1,155	Maint/CC	\$1,905		



147 WYTHE AVE

WILLIAMSBURG

Type	HOUSE	Status	CONTRACT	Price	\$2,700,000		
Sqft	N/A	Rooms	12	Beds	3	Baths	3
PPSF	N/A	Taxes	N/A	Maint/CC	N/A		



431 EASTERN PKWY

CROWN HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$2,350,000		
Sqft	2,904	Rooms	12	Beds	5	Baths	4
PPSF	\$810	Taxes	\$433	Maint/CC	N/A		