



BROOKLYN LUXURY REPORT

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

FEBRUARY 26 - MARCH 04, 2018

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

\$3,436,643

AVERAGE CONTRACT
PRICE

2%

AVERAGE DISCOUNT

\$3,300,000

MEDIAN CONTRACT PRICE

\$48,113,000

CONTRACT VOLUME

\$1,025

AVERAGE PPSF

132

AVERAGE DAYS ON
MARKET

The highest priced contract was the townhome at 319 Pacific Street in Boerum Hill, asking \$5,999,000. The 22' wide carriage house encompasses 5,122 square feet. It has 5 bedrooms, 7 bathrooms, multiple family rooms, and several outdoor spaces. The north facing Master Suite has a generous wall of custom closets and a beautifully appointed Grigio Dolomite marble tub surround, polished Waterworks nickel fixtures and a rain shower with thermostatic controls. This home offers its own private Garage, an elevator connecting the five levels of living space, radiant heat in every room, and a snow-melt system in the cobblestone driveway.

The second highest priced contract was the townhome at 27 Eighth Avenue, asking \$5,000,000. The 6,300 square-foot limestone mansion is five stories tall, 22' wide and 67' deep on the first two floors. It offers three light-filled exposures and approximately 50 windows, allowing for exceptional natural light. Originally built by department store magnate William Gubbins, it has been preserved by a single family for 65 years. Original details include 5 mantles, pier mirrors, pocket shutters, original inlaid floors, stained glass, pocket doors with beveled glass, and an intricate mahogany staircase.

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CONDO DEALS

\$2,785,000

AVERAGE CONTRACT
PRICE

\$2,395,000

MEDIAN CONTRACT PRICE

\$1,295

AVERAGE PPSF

2,439

AVERAGE SQFT

0

CO-OP DEALS

\$0

AVERAGE CONTRACT
PRICE

\$0

MEDIAN CONTRACT PRICE

\$0

AVERAGE PPSF

0

AVERAGE SQFT

10

TOWNHOUSE DEALS

\$3,697,300

AVERAGE CONTRACT
PRICE

\$3,375,000

MEDIAN CONTRACT PRICE

\$890

AVERAGE PPSF

4,260

AVERAGE SQFT

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319 PACIFIC ST

BOERUM HILL

Type	HOUSE	Status	CONTRACT	Price	\$5,999,000		
Sqft	5,122	Rooms	12	Beds	5	Baths	7
PPSF	\$1,172	Taxes	\$2,840	Maint/CC	N/A		



27 EIGHTH AVE

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$5,000,000		
Sqft	5,862	Rooms	24	Beds	N/A	Baths	6
PPSF	\$853	Taxes	\$1,683	Maint/CC	N/A		



51 JAY ST #PHC

DUMBO

Type	CONDO	Status	CONTRACT	Price	\$4,250,000		
Sqft	2,023	Rooms	5	Beds	3	Baths	4
PPSF	\$2,101	Taxes	\$430	Maint/CC	\$2,274		



60 S ELLIOTT PL

FORT GREENE

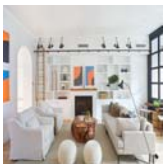
Type	HOUSE	Status	CONTRACT	Price	\$4,200,000		
Sqft	4,967	Rooms	12	Beds	6	Baths	4.5
PPSF	\$846	Taxes	\$930	Maint/CC	N/A		



640 2 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$4,150,000		
Sqft	3,860	Rooms	10	Beds	5	Baths	3
PPSF	\$1,076	Taxes	\$11,248	Maint/CC	N/A		



409 VANDERBILT AVE

CLINTON HILL

Type	HOUSE	Status	CONTRACT	Price	\$3,400,000		
Sqft	N/A	Rooms	6	Beds	4	Baths	3.5
PPSF	N/A	Taxes	\$1,371	Maint/CC	N/A		



411 VANDERBILT AVE

CLINTON HILL

Type	HOUSE	Status	CONTRACT	Price	\$3,350,000		
Sqft	N/A	Rooms	6	Beds	4	Baths	3.5
PPSF	N/A	Taxes	\$1,276	Maint/CC	N/A		

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171 MARLBOROUGH RD

PROSPECT PARK SOUTH

Type	HOUSE	Status	CONTRACT	Price	\$3,250,000		
Sqft	4,174	Rooms	12	Beds	6	Baths	3.5
PPSF	\$779	Taxes	\$11,474	Maint/CC	N/A		



182 13 ST

GOWANUS

Type	HOUSE	Status	CONTRACT	Price	\$2,999,000		
Sqft	4,500	Rooms	10	Beds	5	Baths	5
PPSF	\$667	Taxes	\$1,000	Maint/CC	N/A		



84 OAK ST #3B

GREENPOINT

Type	CONDO	Status	CONTRACT	Price	\$2,595,000		
Sqft	2,017	Rooms	5	Beds	3	Baths	3
PPSF	\$1,287	Taxes	\$948	Maint/CC	\$444		



293 6 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$2,375,000		
Sqft	2,289	Rooms	9	Beds	4	Baths	3
PPSF	\$1,038	Taxes	\$421	Maint/CC	N/A		



750 LINCOLN PL

CROWN HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$2,250,000		
Sqft	3,300	Rooms	9	Beds	4	Baths	3.5
PPSF	\$682	Taxes	\$444	Maint/CC	N/A		



45 N OXFORD ST

FORT GREENE

Type	CONDO	Status	CONTRACT	Price	\$2,195,000		
Sqft	4,025	Rooms	21	Beds	9	Baths	6
PPSF	\$546	Taxes	\$1,022	Maint/CC	N/A		



30 MAIN ST #3C

DUMBO

Type	CONDO	Status	CONTRACT	Price	\$2,100,000		
Sqft	1,689	Rooms	4	Beds	2	Baths	2.5
PPSF	\$1,244	Taxes	\$626	Maint/CC	\$1,370		