

RESIDENTIAL MARKET REPORT

Brooklyn | July 10th – August 7th

In Brooklyn , over the past month, CPL Law has seen a significant rise in activity similar to activity during Q1 2020 (pre COVID levels).

Our Report shows that we are seeing activity in the \$990,000 price range; however, we have have signed 3 Contracts over \$2,000,000 as compared to 0 in the prior Market Report.

Finally, the average last listing price and final accepted offer price remained consistent with our last Report. This Report we found a 7.2% discount, whereas last month we were at 7.5%.

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LOCATION	DEAL TYPE	CASH OR FINANCING	PURCHASE PRICE	LAST LISTING PRICE AVAILABLE	DISCOUNT %
Bushwick	House	Contingent	\$930,000.00	\$999,000	6.9
Clinton Hill	Condo	All-Cash	\$670,000.00	\$667,500	-0.4
Clinton Hill	Coop	Contingent	\$835,000.00	\$795,000	-5.0
Clinton Hill	Coop	Contingent	\$625,000.00	\$625,000	0.0
Coble Hill	Coop	Contingent	\$1,215,000.00	\$1,225,000	0.8
Crown Heights	Coop	Contingent	\$599,000.00	\$499,000	-20.0
Downtown Brooklyn	Coop	Contingent	\$795,000.00	\$799,000	0.5
Downtown Brooklyn	Coop	All-Cash	\$350,000.00	\$375,000	6.7
Gowanus	Condo	Non-Contingent	\$830,000.00	\$830,000	0.0
Kensington	Coop	Contingent	\$560,000.00	\$599,000	6.5
Kensington	Coop	All-Cash	\$395,000.00	\$409,000	3.4
Kensington	Coop	Contingent	\$475,000.00	\$475,000	0.0
Lefferts Gardens	Coop	Contingent	\$440,000.00	\$450,000	2.2
Midwood	Condo	Contingent	\$440,000.00	\$440,000	0.0
Park Slope	Coop	Contingent	\$350,000.00	\$360,000	2.8

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LOCATION	DEAL TYPE	CASH OR FINANCING	PURCHASE PRICE	LAST LISTING PRICE AVAILABLE	DISCOUNT %
Park Slope	Coop	Contingent	\$1,255,000.00	\$1,250,000	-0.4
Park Slope	Coop	Contingent	\$925,000.00	\$945,000	2.1
Park Slope	Coop	Contingent	\$615,000.00	\$635,000	3.1
Park Slope	Coop	Contingent	\$2,560,000.00	\$2,595,000	1.3
Park Slope	Coop	Contingent	\$410,000.00	\$445,000	7.9
Park Slope	Coop	Contingent	\$1,660,000.00	\$1,900,000	12.6
Park Slope	Coop	Contingent	\$480,000.00	\$489,000	1.8
Park Slope	Condo New Dev	Contingent	\$2,705,000.00	\$2,950,000	8.3
South Slope	Condo New Dev	Non-Contingent	\$750,000.00	\$750,000	0.0
Stuyvesant Heights	Condo New Dev	Contingent	\$620,000.00	\$649,000	4.5
Stuyvesant Heights	House	Contingent	\$1,775,000.00	\$1,650,000	-7.6
Stuyvesant Heights	House	Contingent	\$1,230,000.00	\$1,175,000	-4.7
Williamsburg	Condo	Contingent	\$1,195,000.00	\$1,245,000	4.0
Williamsburg	Condo	Non-Contingent	\$2,550,000.00	\$2,495,000	-2.2