

# Brownstoner

February 24, 2017

## **Brooklyn Real Estate Listings Six Months Later: All Four Sold — and All for Above Ask**



The weekend is almost here, and it's time for us to take a look back six months and check in on how four of our featured listings fared on the market.

It's been quite a while since all four of our featured listings sold, but that's the case this week. Even more remarkable, they all sold for above ask — that might be a first.

Our first specimen is a home of rare distinction — it's one of only a handful of marble-fronted townhouses in Brooklyn. At 326A Decatur Street, in the Stuy Heights Historic District, it sits in the middle of a row of three such houses, all built circa 1886 by architect John C. Bushfield. This former House of the Day sold in December for \$1.78 million, \$130,000 above ask.

Next we are looking at an estate-condition Italianate brownstone in Bed Stuy. It needs work, but with a load of original detail and stately proportions, it has the makings of quite a grand residence. It's at 33 Monroe Street, on a particularly nice block near the Clinton Hill border. This former House of the Day sold in January for \$2.135 million, \$300,000 above ask.

A former Co-op of the Day, this Victorian apartment has been gut renovated so there's not a shred of original detail anywhere to be seen, but it is well located and roomy, with tall ceilings and big windows. It's on the third floor at 130 Prospect Place in Prospect Heights, in a 12-unit walkup building that dates back to 1889, wedged into the triangular lot at the corner of Prospect and Flatbush Avenue. It sold in December for \$995,000, \$108,000 above ask.

On Moffat Street in Bushwick there's a three-story house with some original details, including woodwork, moldings, stained glass and mantels. It's a two-family, with a three-bedroom rental on the top floor and a three-bedroom duplex below. The duplex needs some cosmetic work and a kitchen upgrade at the least. (Note the vintage Chambers stove in what looks to be good condition.) This former Open House Pick sold in December for \$1.15 million, \$116,000 above ask.



**33 Monroe Street**  
Price: \$1.835 million  
Area: Bed Stuy

Broker: Core (John Harrison, Paul Johansen)

[Estate-Condition Brownstone With Lovely Detail in Bed Stuy Asks \\$1.835 Million](#)

[See it here ->](#)

**Sold in January for \$2.135 million**