

JULY 27 - AUGUST 2, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 12 contract signed this week, made up of 2 condos, 1 co-op, and 9 houses. The previous week saw 10 deals.

\$3,006,167

Average Asking Price

\$2,510,000

Median Asking Price

\$1,123

Average PPSF

4%

Average Discount

\$36,074,000

Total Volume

179

Average Days On Market

257 Berry Street in Williamsburg entered contract this week, with a last asking price of \$5,250,000. This fully-renovated townhouse spans nearly 4,700 square feet across four stories, with 4 beds and 5 baths. It features three outdoor spaces, a large garage, 17.5-foot ceilings with a glass-enclosed mezzanine, and much more. The loft-like living room and separate dining area with landscaped terrace provide excellent entertainment spaces. The master suite occupies the top floor and offers amazing views of the Manhattan skyline and a finished roof top deck.

Also signed this week was 442 Union Street in Carroll Gardens, with a last asking price of \$4,395,000. This townhouse was built in 2014 and spans approximately 4,320 square feet over four floors with 5 beds and 6 baths. It features a private garden, roof terrace, and an elevator. The kitchen is equipped with professional-grade appliances, and has Calacatta Gold marble countertops and modern white and oak cabinetry. The master suite offers a fully-outfitted walk-in closet with skylight, and the master marble bathroom is fitted with a soaking tub and mosaic tilework. An additional staircase leads to the roof deck with amazing city views.

2

Condo Deal(s)

1

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,510,000

Average Asking Price

\$2,395,000

Average Asking Price

\$3,184,334

Average Asking Price

\$2,510,000

Median Asking Price

\$2,395,000

Median Asking Price

\$2,750,000

Median Asking Price

\$1,584

Average PPSF

\$1,330

Average PPSF

\$998

Average PPSF

1,588

Average SqFt

1,800

Average SqFt

3,312

Average SqFt



257 BERRY ST

Type	Townhouse	Status	Contract
SqFt	4,700	Beds	4
PPSF	\$1,117	Taxes	N/A

Williamsburg

Ask	\$5,250,000
Baths	5
Maint	N/A



442 UNION ST

Type	Townhouse	Status	Contract
SqFt	4,320	Beds	5
PPSF	\$1,018	Taxes	N/A

Carroll Gardens

Ask	\$4,395,000
Baths	6
Maint	N/A



71 GREENE AVE

Type	Townhouse	Status	Contract
SqFt	3,600	Beds	4
PPSF	\$1,110	Taxes	N/A

Fort Greene

Ask	\$3,995,000
Baths	5
Maint	N/A



129 JAVA ST

Type	Townhouse	Status	Contract
SqFt	3,100	Beds	6
PPSF	\$968	Taxes	\$455

Greenpoint

Ask	\$2,999,000
Baths	4
Maint	N/A



598 JEFFERSON AVE

Type	Townhouse	Status	Contract
SqFt	3,210	Beds	6
PPSF	\$857	Taxes	\$695

Bedford Stuyvesant

Ask	\$2,750,000
Baths	3.5
Maint	N/A



243 4 AVE #8B

Type	Condo	Status	Contract
SqFt	1,648	Beds	3
PPSF	\$1,533	Taxes	\$1,372

Park Slope

Ask	\$2,525,000
Baths	3.5
Maint	\$83,426

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20 HENRY ST #5AS

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,527	Beds	3	Baths	2
PPSF	\$1,634	Taxes	\$1,410	Maint	\$1,763



262 AINSLIE ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,495,000
Sqft	2,254	Beds	5	Baths	3
PPSF	\$1,106	Taxes	N/A	Maint	N/A



9 PROSPECT PARK W #4A

Park Slope

Type	Coop	Status	Contract	Ask	\$2,395,000
Sqft	1,800	Beds	3	Baths	2
PPSF	\$1,330	Taxes	N/A	Maint	N/A



110 RUTLAND RD

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,325,000
Sqft	3,800	Beds	5	Baths	4
PPSF	\$612	Taxes	\$627	Maint	N/A



234 SEELEY ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	1,472	Beds	4	Baths	2.5
PPSF	\$1,529	Taxes	\$544	Maint	N/A



132 ARGYLE RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	3,348	Beds	5	Baths	3
PPSF	\$658	Taxes	\$717	Maint	N/A

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