

AUGUST 24 - 30, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 13 contract signed this week, made up of 6 condos, 1 co-op, and 6 houses. The previous week saw 15 deals.

\$2,627,308

Average Asking Price

\$2,600,000

Median Asking Price

\$1,072

Average PPSF

1%

Average Discount

\$34,155,000

Total Volume

142

Average Days On Market

126 Hancock Street in Bedford Stuyvesant entered contract this week, with a last asking price of \$3,495,000. Originally constructed in 1886, this Brownstone spans 4,205 square feet across four stories, with 8 beds and 4 baths. It features a large parlor deck, an expansive backyard garden, original woodwork, five decorative fireplaces, and much more. The foyer offers an oversized half-glass mahogany door and an 1800's pier mirror. The kitchen comes equipped with all modern appliances, as well as a large island, custom cabinetry, and marble countertops. The master bedroom provides views of the neighborhood and is located on the second floor, while the additional bedrooms are on the next levels of the home.

Also signed this week was 85 North 3rd Street #505 in Williamsburg, with a last asking price of \$3,295,000. This classic neighborhood loft spans 2,250 square feet with 2.5 beds and 2.5 baths. It features a 75 square foot balcony off the living room with Northwestern views, a chef's kitchen with custom cabinetry and modern appliances, and oversized windows and exposed wooden beams. The master suite has a custom, five-fixture en-suite bathroom with 6' soaking tub, double vanity, and oversized shower stall. The building offers a full-time doorman, roof terrace, and much more.

6

Condo Deal(s)

1

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,748,334

Average Asking Price

\$2,550,000

Average Asking Price

\$2,519,167

Average Asking Price

\$2,822,500

Median Asking Price

\$2,550,000

Median Asking Price

\$2,397,500

Median Asking Price

\$1,264

Average PPSF

N/A

Average PPSF

\$880

Average PPSF

2,193

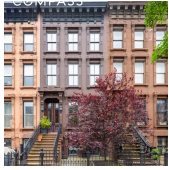
Average SqFt

N/A

Average SqFt

3,001

Average SqFt



126 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	4,205	Beds	8
PPSF	\$832	Taxes	N/A

Ask	\$3,495,000
Baths	4
Maint	N/A



85 N 3 ST #505

Williamsburg

Type	Condo	Status	Contract
SqFt	2,250	Beds	2
PPSF	\$1,465	Taxes	\$108

Ask	\$3,295,000
Baths	2
Maint	\$1,467

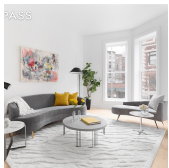


243 FOURTH AVE #7A

Park Slope

Type	Condo	Status	Contract
SqFt	1,903	Beds	4
PPSF	\$1,550	Taxes	N/A

Ask	\$2,950,000
Baths	3
Maint	N/A

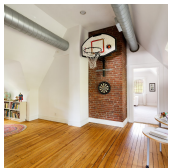


184 LINCOLN PL #1

Park Slope

Type	Condo	Status	Contract
SqFt	2,549	Beds	3
PPSF	\$1,136	Taxes	\$787

Ask	\$2,895,000
Baths	2
Maint	\$798

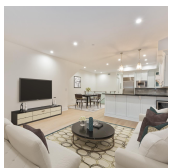


79 ARGYLE RD

Prospect Park

Type	Townhouse	Status	Contract
SqFt	4,000	Beds	7
PPSF	\$707	Taxes	\$1,002

Ask	\$2,825,000
Baths	4
Maint	N/A



145 HUNTINGTON ST #1

Carroll Gardens

Type	Condo	Status	Contract
SqFt	2,400	Beds	3
PPSF	\$1,146	Taxes	\$864

Ask	\$2,750,000
Baths	2
Maint	\$766

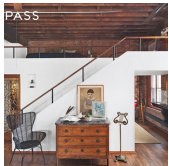
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19 WILLOUGHBY AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	2,880	Beds	6	Baths	2
PPSF	\$903	Taxes	\$481	Maint	N/A



8 OLD FULTON ST #1W

Brooklyn Heights

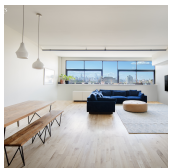
Type	Coop	Status	Contract	Ask	\$2,550,000
Sqft	N/A	Beds	2	Baths	2
PPSF	N/A	Taxes	N/A	Maint	\$1,095



363 DOUGLASS ST #1

Park Slope

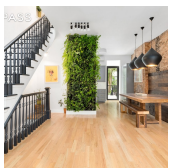
Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	2,206	Beds	3	Baths	2
PPSF	\$1,065	Taxes	N/A	Maint	N/A



535 DEAN ST #809

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,845	Beds	3	Baths	2
PPSF	\$1,220	Taxes	\$403	Maint	\$1,319



40 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	2,240	Beds	3	Baths	2
PPSF	\$980	Taxes	N/A	Maint	N/A



1618 8 AVE

Park Slope

Type	Multihouse	Status	Contract	Ask	\$2,000,000
Sqft	2,988	Beds	5	Baths	3
PPSF	\$670	Taxes	\$459	Maint	N/A

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249 WINDSOR PL

Type Townhouse

Sqft 1,692

PPSF \$1,183

Status Contract

Beds 4

Taxes N/A

Windsor Terrace

Ask \$2,000,000

Baths 3

Maint N/A

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