

SEP 28 - OCT 4, 2020

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 11 contracts signed this week, made up of 4 condos, 1 co-op, and 6 houses. The previous week saw 8 deals.

\$2,602,637

Average Asking Price

\$2,495,000

Median Asking Price

\$1,090

Average PPSF

2%

Average Discount

\$28,629,000

Total Volume

128

Average Days On Market

389 Bergen Street #1 in Park Slope entered contract this week, with a last asking price of \$3,350,000. Originally built in 1910, this redone condo spans 2,944 square feet with 4 beds and 2.5 baths. It features airy recessed ceilings, generous glass and natural light, 8-inch French oak wood flooring, custom built-ins, and an ethanol fireplace with custom marble mantle in the living area. The custom kitchen offers a marble island with seating, top-end appliances, and tons of storage. The master bedroom fits a king-sized bed and has a glass wall with a door to the backyard, as well as an en-suite spa bath.

Also signed this week was 219 Jefferson Street in Bedford Stuyvesant, with a last asking price of \$3,195,000. Built in 1886 by Frederick D. Vrooman, this 20-foot-wide, 4-story townhouse spans approximately 4,000 square feet with 8 beds and 5.5 baths. It features oak herringbone floors, high-end stainless steel appliances, an oversized Carrera marble kitchen island, and a deck leading to the fully-landscaped backyard. The full floor master suite lies on the second floor and offers two generously sized bedrooms, a spa-like en-suite, large walk-in closet, dressing room, and second full bath.

4

Condo Deal(s)

1

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,747,500

Average Asking Price

\$2,200,000

Average Asking Price

\$2,573,167

Average Asking Price

\$2,695,000

Median Asking Price

\$2,200,000

Median Asking Price

\$2,497,500

Median Asking Price

\$1,443

Average PPSF

\$1,258

Average PPSF

\$773

Average PPSF

1,974

Average SqFt

1,750

Average SqFt

3,438

Average SqFt

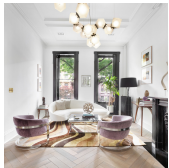


389 BERGEN ST #1

Type	Condo	Status	Contract
SqFt	2,944	Beds	4
PPSF	\$1,138	Taxes	\$303

Park Slope

Ask	\$3,350,000
Baths	2.5
Maint	\$781

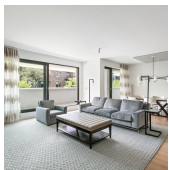


219 JEFFERSON AVE

Type	Townhouse	Status	Contract
SqFt	4,000	Beds	8
PPSF	\$799	Taxes	\$530

Bedford Stuyvesant

Ask	\$3,195,000
Baths	5.5
Maint	N/A

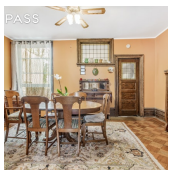


280 ST MARKS AVE #3H

Type	Condo	Status	Contract
SqFt	1,899	Beds	3
PPSF	\$1,525	Taxes	\$780

Prospect Heights

Ask	\$2,895,000
Baths	3
Maint	\$1,933

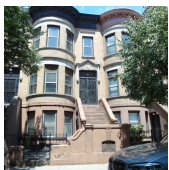


207 WINDSOR PL

Type	Townhouse	Status	Contract
SqFt	2,992	Beds	4
PPSF	\$869	Taxes	\$5,688

Windsor Terrace

Ask	\$2,600,000
Baths	2
Maint	N/A

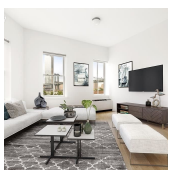


465 15 ST

Type	Townhouse	Status	Contract
SqFt	2,628	Beds	4
PPSF	\$952	Taxes	\$723

Park Slope

Ask	\$2,500,000
Baths	2.5
Maint	N/A



4 WATER ST #3B

Type	Condo	Status	Contract
SqFt	1,600	Beds	2
PPSF	\$1,560	Taxes	\$455

Dumbo

Ask	\$2,495,000
Baths	2
Maint	\$900

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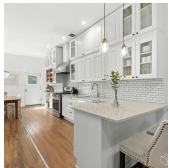


449 SACKETT ST

Carroll Gardens

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Taxes	\$394

Ask	\$2,495,000
Baths	3
Maint	N/A



149 MANHATTAN AVE

Williamsburg

Type	Townhouse	Status	Contract
Sqft	4,267	Beds	7
PPSF	\$563	Taxes	\$8,910

Ask	\$2,399,000
Baths	4.5
Maint	N/A

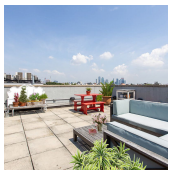


407 QUINCY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,300	Beds	4
PPSF	\$682	Taxes	\$189

Ask	\$2,250,000
Baths	3
Maint	N/A

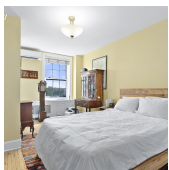


82 GUERNSEY ST #PHA

Greenpoint

Type	Condo	Status	Contract
Sqft	1,453	Beds	3
PPSF	\$1,549	Taxes	\$1,295

Ask	\$2,250,000
Baths	2
Maint	\$597



78 STATE ST #3

Brooklyn Heights

Type	Coop	Status	Contract
Sqft	1,750	Beds	3
PPSF	\$1,258	Taxes	N/A

Ask	\$2,200,000
Baths	2
Maint	\$1,178

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