

JUNE 22 - 28, 2020

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

\$2,386,000

Average Asking Price

\$2,347,000

Median Asking Price

\$696

Average PPSF

0%

Average Discount

\$9,544,000

Total Volume

121

Average Days On Market

511 Macon Street in Bedford Stuyvesant entered contract this week, with a last asking price of \$2,750,000. Originally constructed in 1899, this four-story brownstone spans 3,550 square feet with 6 beds and 5.5 baths. It features a large parlor deck and an expansive backyard garden, as well as 10-foot ceilings, a wood-burning fireplace, high-end kitchen appliances and a farmhouse sink. The master bedroom faces the backyard gardens and the five-fixture master bath is lined with marble tile floors, double vanity, and a glass-enclosed rain shower. This home entered contract after 150 days.

Also signed this week was apartment 148 West Street #PH in Greenpoint, with a last asking price of \$2,395,000. This condo was built in 2018 and spans 1,792 square feet with 3 beds and 2 baths, and is part of an exclusive boutique building with only five residences. It features a 24-foot high living room with large balcony and views of Manhattan, floor-to-ceiling glass, natural white oak floors, and much more. The building offers a common roof deck and additional storage space. This condo went into contract after 167 days.

2

Condo Deal(s)

1

Co-op Deal(s)

1

Townhouse Deal(s)

\$2,347,000

Average Asking Price

\$2,100,000

Average Asking Price

\$2,750,000

Average Asking Price

\$2,347,000

Median Asking Price

\$2,100,000

Median Asking Price

\$2,750,000

Median Asking Price

\$1,003

Average PPSF

N/A

Average PPSF

\$775

Average PPSF

2,617

Average SqFt

N/A

Average SqFt

3,550

Average SqFt



511 MACON ST

Bedford Stuyvesant

| | | | |
|------|-----------|--------|----------|
| Type | Townhouse | Status | Contract |
| SqFt | 3,550 | Beds | 6 |
| PPSF | \$775 | Taxes | \$423 |

| | |
|-------|-------------|
| Ask | \$2,750,000 |
| Baths | 5.5 |
| Maint | N/A |



148 W ST #PH

Greenpoint

| | | | |
|------|---------|--------|----------|
| Type | Condo | Status | Contract |
| SqFt | 1,792 | Beds | 3 |
| PPSF | \$1,337 | Taxes | \$680 |

| | |
|-------|-------------|
| Ask | \$2,395,000 |
| Baths | 2 |
| Maint | \$860 |



70 WASHINGTON ST #2G

Dumbo

| | | | |
|------|-------|--------|----------|
| Type | Condo | Status | Contract |
| SqFt | 3,441 | Beds | 2 |
| PPSF | \$669 | Taxes | \$1,712 |

| | |
|-------|-------------|
| Ask | \$2,299,000 |
| Baths | 2 |
| Maint | \$1,532 |



420 12 ST #F3R

Park Slope

| | | | |
|------|------|--------|----------|
| Type | Coop | Status | Contract |
| SqFt | N/A | Beds | 3 |
| PPSF | N/A | Taxes | N/A |

| | |
|-------|-------------|
| Ask | \$2,100,000 |
| Baths | 2.5 |
| Maint | \$1,892 |

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