



BROOKLYN LUXURY REPORT

Weekly Report on Residential
Contracts Signed \$2M and Above

MAY 7 - MAY 13, 2018

The Brooklyn luxury real estate market, as defined as all homes priced \$2M and above, saw thirteen contracts signed, made up of seven condos and six houses.

\$2,896,770

AVERAGE CONTRACT PRICE

\$2,495,000

MEDIAN CONTRACT PRICE

\$1,112

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$37,657,999

CONTRACT VOLUME

161

AVERAGE DAYS ON MARKET

The highest priced contract was for the townhouse residence located at 4 Hunts Lane in Brooklyn Heights, asking \$5,429,000. Hunts Lane is a private block made up of 19th century carriage houses. This home has not been on the market for twenty-six years. The original brick exterior is an excellent cover for the industrial setting inside. Inside there are three bedrooms, plus guest bedroom off the kitchen, two full baths, and one powder room. The large usable basement is complete with a separate office, built in shelves that slide, and cedar closet.

The second highest priced contract was for the townhouse residence located at 418 Fourth Street in Park Slope, asking \$3,495,000. This renovated four-story building provides a private owner-occupied garden and parlor duplex and two floor-through rental properties. The townhouse, built in 1901, features an Anglo-Italianate exterior of brick and terracotta facade detailing. Each floor ventilates with a wall of windows on two sides that provide natural sunlight. Crown molding and details true to the period trim the walls, doorways, and windowsills throughout the building. The landscaped backyard with blue slate paving offers a garden.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

6

HOUSE DEAL(S)

\$2,665,000

AVERAGE CONTRACT PRICE

\$0

AVERAGE CONTRACT PRICE

\$3,167,167

AVERAGE CONTRACT PRICE

\$2,495,000

MEDIAN CONTRACT PRICE

\$0

MEDIAN CONTRACT PRICE

\$2,747,500

MEDIAN CONTRACT PRICE

\$1,249

AVERAGE PPSF

N/A

AVERAGE PPSF

\$906

AVERAGE PPSF

2,351

AVERAGE SQFT

N/A

AVERAGE SQFT

3,139

AVERAGE SQFT

BROOKLYN LUXURY REPORT



4 HUNTS LN

BROOKLYN HEIGHTS

Type	HOUSE	Status	CONTRACT	Price	\$5,429,000		
Sqft	N/A	Rooms	6	Beds	3	Baths	3
PPSF	N/A	Taxes	\$12,000	Maint/CC	N/A		



418 4 ST

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$3,495,000		
Sqft	3,620	Rooms	12	Beds	6	Baths	4.5
PPSF	\$966	Taxes	\$584	Maint/CC	N/A		



1 GRAND ARMY PLZ #8E

PROSPECT HEIGHTS

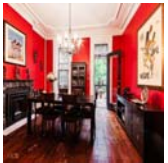
Type	CONDO	Status	CONTRACT	Price	\$3,250,000		
Sqft	1,825	Rooms	7	Beds	3	Baths	2
PPSF	\$1,781	Taxes	N/A	Maint/CC	\$2,282		



360 FURMAN ST #1103/4

BROOKLYN HEIGHTS

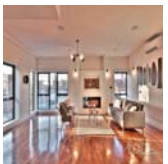
Type	CONDO	Status	CONDO	Price	\$3,195,000		
Sqft	2,372	Rooms	5	Beds	4	Baths	3
PPSF	\$1,347	Taxes	\$391	Maint/CC	\$2,781		



232 CARLTON AVE

FORT GREENE

Type	HOUSE	Status	HOUSE	Price	\$2,999,999		
Sqft	3,033	Rooms	11	Beds	4	Baths	2
PPSF	\$990	Taxes	\$538	Maint/CC	N/A		



307 VAN BRUNT ST #1

RED HOOK

Type	CONDO	Status	CONTRACT	Price	\$2,795,000		
Sqft	3,700	Rooms	8	Beds	5	Baths	3.5
PPSF	\$756	Taxes	\$1,251	Maint/CC	N/A		



343 PROSPECT AVE

PARK SLOPE

Type	HOUSE	Status	CONTRACT	Price	\$2,495,000		
Sqft	N/A	Rooms	10	Beds	4	Baths	2
PPSF	N/A	Taxes	\$213	Maint/CC	N/A		

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582 PACIFIC ST #GARDENTRI

PARK SLOPE

Type	CONDO	Status	CONTRACT	Price	\$2,495,000		
Sqft	2,925	Rooms	9	Beds	4	Baths	3.5
PPSF	\$853	Taxes	\$534	Maint/CC	\$400		



503 17 ST

WINDSOR TERRACE

Type	HOUSE	Status	CONTRACT	Price	\$2,485,000		
Sqft	2,300	Rooms	7	Beds	3	Baths	2.5
PPSF	\$1,081	Taxes	\$408	Maint/CC	N/A		



34 N 7 ST #PH1E

WILLIAMSBURG

Type	CONDO	Status	CONTRACT	Price	\$2,450,000		
Sqft	1,669	Rooms	5	Beds	3	Baths	2.5
PPSF	\$1,468	Taxes	\$7	Maint/CC	\$1,504		



176 S 4 ST #PHA

WILLIAMSBURG

Type	CONDO	Status	CONTRACT	Price	\$2,395,000		
Sqft	N/A	Rooms	5	Beds	3	Baths	2.5
PPSF	N/A	Taxes	\$70	Maint/CC	\$600		



424 MACON ST

BEDFORD STUYVESANT

Type	HOUSE	Status	CONTRACT	Price	\$2,099,000		
Sqft	3,600	Rooms	6	Beds	6	Baths	4
PPSF	\$584	Taxes	\$404	Maint/CC	N/A		



150 MYRTLE AVE #3206

DOWNTOWN

Type	CONDO	Status	CONTRACT	Price	\$2,075,000		
Sqft	1,612	Rooms	6	Beds	3	Baths	3
PPSF	\$1,288	Taxes	\$39	Maint/CC	\$1,703		