

MAY 26 - 31, 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 and 2 houses. The previous week saw 4 deals.

\$3,438,750

Average Asking Price

\$3,097,500

Median Asking Price

\$1,432

Average PPSF

2%

Average Discount

\$13,755,000

Total Volume

226

Average Days On Market

198 Warren Street in Cobble Hill entered contract this week, with a last asking price of \$5,150,000. This 21-foot wide townhouse spans approximately 3,500 square feet and offers 6 beds and 4.5 baths. The parlor floor features 11-foot ceilings, marble fireplaces, pier mirror, and decorative ceiling moldings. The south-facing rear facade and expansive garden receive excellent sun exposure. Renovated in 2015, this home offers an amazing opportunity in a prime historic district and went into contract after 62 days.

Also signed this week was 1 Clinton Street #15C in Brooklyn Heights. This condo is part of a new development of 134 modern units and spans 1,981 square feet with 3 beds and 2.5 baths. It features a 34-foot living space and expansive, windowed kitchen. The bedroom wing is distinct from the primary living areas and offers a corner master bedroom suite with walk-in closet and windowed, marble-clad five-fixture bath with radiant floors and custom soaking tub. The building amenities include a fitness center, residents terrace, and sky lounge and terrace with excellent views.

2

Condo Deal(s)

0

Co-op Deal(s)

2

Townhouse Deal(s)

\$2,802,500

Average Asking Price

\$0

Average Asking Price

\$4,075,000

Average Asking Price

\$2,802,500

Median Asking Price

\$0

Median Asking Price

\$4,075,000

Median Asking Price

\$1,635

Average PPSF

N/A

Average PPSF

\$1,229

Average PPSF

1,719

Average SqFt

N/A

Average SqFt

3,270

Average SqFt



198 WARREN ST

Type	Townhouse	Status	Contract
SqFt	3,500	Beds	6
PPSF	\$1,471	Taxes	N/A

Cobble Hill

Ask	\$5,150,000
Baths	4.5
Maint	N/A



1 CLINTON ST #15C

Type	Condo	Status	Contract
SqFt	1,981	Beds	3
PPSF	\$1,613	Taxes	\$2,017

Brooklyn Heights

Ask	\$3,195,000
Baths	2.5
Maint	\$1,790



369 BERGEN ST

Type	Townhouse	Status	Contract
SqFt	3,040	Beds	5
PPSF	\$987	Taxes	\$725

Park Slope

Ask	\$3,000,000
Baths	4.5
Maint	N/A



1 CLINTON ST #7C

Type	Condo	Status	Contract
SqFt	1,456	Beds	2
PPSF	\$1,656	Taxes	\$1,482

Brooklyn Heights

Ask	\$2,410,000
Baths	2
Maint	\$1,220

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.