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

#### FEB 8 - 14, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 24 contracts signed this week, made up of 6 condos, 2 co-ops, and 16 houses. The previous week saw 20 deals.

\$2,896,909	\$2,499,500	\$1,025
Average Asking Price	Median Asking Price	Average PPSF
3%	\$69,525,800	234
Average Discount	Total Volume	Average Days On Market

290 Beaumont Street in Manhattan Beach entered contract this week, with a last asking price of \$6,290,000. This direct oceanfront home sits on a more than quarter-acre lot and spans 4,049 square feet with 4 beds and 3 baths. Featuring breathtaking beach views, heated swimming pool, and separate pool house with two bedrooms, this house offers excellent entertainment opportunity. The living room is equipped with a gas fireplace and marble flooring, along with gold finishes and ornate fixtures. The master bedroom opens to a private balcony, and offers an en-suite master bathroom with a large soaking tub.

Also signed this week was Unit PH10 at Parlour, located at 243 Fourth Avenue in Park Slope, with a last asking price of \$4,750,000. This new development condo unit was built in 2019 and spans 3,235 square feet with 5 beds and 4.5 baths. It features three private outdoor spaces, a loggia, roof terrace, and dining room balcony, arched windows with city views, 10-foot ceilings, and engineered white oak hardwood floors throughout. The custom kitchen is equipped with Italian cabinetry, Miele appliances, marble backsplash, and quartz counters & islands. The master suite features walk-in closets, a private balcony, and an en-suite master bath.

6	2	16
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,928,334	\$2,147,500	\$2,978,800
Average Asking Price	Average Asking Price	Average Asking Price
\$2,587,500	\$2,147,500	\$2,575,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,366	N/A	\$889
Average PPSF	Average PPSF	Average PPSF
2,146	N/A	3,479
Average SqFt	Average SqFt	Average SqFt

COMPASS DEVELOPMENT MARKETING GROUP

	290 B	EAUMONT ST			Manha	ttan Beach
	Туре	Townhouse	Status	Contract	Ask	\$6,290,000
	SqFt	4,049	Beds	4	Baths	3
	PPSF	\$1,554	Fees	N/A	DOM	175
MERCER		\$1,00 T			2011	
2224444222	2171	AVE #PH10			Park Sl	one
			_	_		-
	Туре	Condo	Status	Contract	Ask	\$4,750,000
1110100000	SqFt	3,235	Beds	5	Baths	4.5
	PPSF	\$1,469	Fees	\$4,916	DOM	N/A
i i i i i i i i i i i i i i i i i i i	127 S	1 ST			Willian	nsburg
	Туре	Townhouse	Status	Contract	Ask	\$3,995,000
	SqFt	4,000	Beds	6	Baths	6
	PPSF	\$999	Fees	\$1,655	DOM	196
<b>CO</b>	86 GA	YLORD DR S			Mill Ba	sin
	Туре	Townhouse	Status	Contract	Ask	\$3,499,000
	SqFt	6,260	Beds	7	Baths	5.5
D.T.T.	PPSF	\$559	Fees	\$1,371	DOM	845
	138 N	10 ST #THA			Willian	nsburg
	Туре	Condo	Status	Contract	Ask	\$3,250,000
	SqFt	2,177	Beds	2	Baths	2
	PPSF	\$1,493	Fees	\$2,280	DOM	336
	173 C	ONCORD ST			Fort G	reene
	Туре	Townhouse	Status	Contract	Ask	\$3,228,800
	SqFt	3,875	Beds	5	Baths	4
HUM	PPSF	\$834	Fees	\$811	DOM	737

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	459	E 19 ST			Ditmas	Park	
	Туре	Townhouse	Status	Contract	Ask	\$3,195,000	
	Sqft	3,606	Beds	5	Baths	2	
	PPSF	\$887	Fees	\$1,150	DOM	83	
	160 I	MLAY ST #4E2			Red Ho	ook	
	Туре	Condo	Status	Contract	Ask	\$2,750,000	
	Sqft	2,501	Beds	3	Baths	3.5	
	PPSF	\$1,100	Fees	\$3,380	DOM	153	
	188 F	PK PL			Upper	West Side	
	Туре	Townhouse	Status	Contract	Ask	\$2,700,000	
TTAT	Sqft	3,000	Beds	5	Baths	3	
	PPSF	\$900	Fees	\$780	DOM	69	
	1116	BEVERLY RD			Flathu	sh	
		BEVERLY RD	Status	Contract	Flatbu		
	Туре	Townhouse	Status	Contract	Ask	\$2,695,000	
	Type Sqft	Townhouse 3,200	Beds	6	Ask Baths	\$2,695,000 4.5	
	Туре	Townhouse			Ask	\$2,695,000	
	Type Sqft PPSF	Townhouse 3,200 \$843	Beds	6	Ask Baths DOM	\$2,695,000 4.5 87	
	Type Sqft PPSF	Townhouse 3,200	Beds	6	Ask Baths	\$2,695,000 4.5 87	
	Type Sqft PPSF	Townhouse 3,200 \$843	Beds	6	Ask Baths DOM	\$2,695,000 4.5 87	
	Type Sqft PPSF 175 E Type Sqft	Townhouse 3,200 \$843 <b>CKFORD ST</b> Townhouse N/A	Beds Fees Status Beds	6 \$740 Contract 3	Ask Baths DOM Green Ask Baths	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2	
	Type Sqft PPSF 175 E Type	Townhouse 3,200 \$843 <b>CKFORD ST</b> Townhouse	Beds Fees Status	6 \$740 Contract	Ask Baths DOM Green Ask	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000	
	Type Sqft PPSF 175 E Type Sqft	Townhouse 3,200 \$843 <b>CKFORD ST</b> Townhouse N/A	Beds Fees Status Beds	6 \$740 Contract 3	Ask Baths DOM Green Ask Baths	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2	
	Type Sqft PPSF 175 E Type Sqft PPSF	Townhouse 3,200 \$843 <b>CKFORD ST</b> Townhouse N/A	Beds Fees Status Beds	6 \$740 Contract 3	Ask Baths DOM Green Ask Baths DOM	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2	
	Type Sqft PPSF 175 E Type Sqft PPSF	Townhouse 3,200 \$843 <b>ECKFORD ST</b> Townhouse N/A N/A	Beds Fees Status Beds	6 \$740 Contract 3	Ask Baths DOM Green Ask Baths DOM	\$2,695,000 4.5 87 <b>Point</b> \$2,650,000 2 25	
	Type Sqft PPSF 175 E Type Sqft PPSF	Townhouse 3,200 \$843 ECKFORD ST Townhouse N/A N/A JTLER ST	Beds Fees Status Beds Fees	6 \$740 Contract 3 \$561	Ask Baths DOM Green Ask Baths DOM	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2 25 <b>Gardens</b>	
	Type Sqft PPSF 175 E Type Sqft PPSF 12 BU Type	Townhouse 3,200 \$843 <b>CKFORD ST</b> Townhouse N/A N/A <b>JTLER ST</b> Townhouse	Beds Fees Status Beds Fees Status	6 \$740 Contract 3 \$561 Contract	Ask Baths DOM Green Ask Baths DOM Carrol Ask	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2 25 <b>I Gardens</b> \$2,500,000	
	Type Sqft PPSF 175 E Type Sqft PPSF 12 BU Type Sqft	Townhouse 3,200 \$843 <b>ECKFORD ST</b> Townhouse N/A N/A <b>JTLER ST</b> Townhouse 2,352	Beds Fees Status Beds Fees Status Beds	6 \$740 Contract 3 \$561 Contract 5	Ask Baths DOM Green Ask Baths DOM Carrol Ask Baths	\$2,695,000 4.5 87 <b>Doint</b> \$2,650,000 2 25 <b>I Gardens</b> \$2,500,000 3.5	

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	Туре	<b>EAP ST #A</b> Townhouse	Status	Contract	Ask	<b>sburg</b> \$2,499,000	
	Sqft PPSF	3,117 \$802	Beds Fees	3 \$1,539	Baths DOM	4 57	
	FFJF	φουζ	rees	φ1,557	DOM	51	
T	257 R	UGBY RD			Flatbu	sh	
	Туре	Townhouse	Status	Contract	Ask	\$2,495,000	
	Sqft	2,638	Beds	5	Baths	4	
TTIL	PPSF	\$946	Fees	\$1,001	DOM	N/A	
Î Î-Î/	197 M	IADISON ST			Bedfor	d Stuyvesant	
	Туре	Multihouse	Status	Contract	Ask	\$2,495,000	
	Sqft	2,880	Beds	4	Baths	4.5	
	PPSF	\$867	Fees	\$206	DOM	240	
	314 E	17 ST			Flatbu	sh	
						¢0.450.000	
	Туре	Multihouse	Status	Contract	Ask	\$2,450,000	
	Type Sqft	Multihouse 5,000	Status Beds	Contract 7	Ask Baths	\$2,450,000 3	
	Sqft	5,000	Beds	7	Baths	3	
	Sqft PPSF	5,000	Beds	7	Baths	3 189	
	Sqft PPSF	5,000 \$490	Beds	7	Baths DOM	3 189	
	Sqft PPSF 99 D C Type	5,000 \$490 DUGLASS ST #2	Beds Fees	7 \$845	Baths DOM Gowan	3 189 <b>us</b> \$2,425,000	
	Sqft PPSF 99 D C Type	5,000 \$490 DUGLASS ST #2 Condo	Beds Fees Status	7 \$845 Contract	Baths DOM Gowan Ask	3 189 us \$2,425,000	
	Sqft PPSF 99 D C Type Sqft	5,000 \$490 <b>DUGLASS ST #2</b> Condo 1,631	Beds Fees Status Beds	7 \$845 Contract 3	Baths DOM Gowan Ask Baths	3 189 <b>us</b> \$2,425,000 2.5	
	Sqft PPSF 99 D C Type Sqft PPSF	5,000 \$490 <b>DUGLASS ST #2</b> Condo 1,631	Beds Fees Status Beds	7 \$845 Contract 3	Baths DOM Gowan Ask Baths	3 189 <b>us</b> \$2,425,000 2.5 127	
	Sqft PPSF 99 D C Type Sqft PPSF	5,000 \$490 <b>DUGLASS ST #2</b> Condo 1,631 \$1,487	Beds Fees Status Beds	7 \$845 Contract 3	Baths DOM Gowan Ask Baths DOM	3 189 <b>us</b> \$2,425,000 2.5 127	
	Sqft PPSF 99 D C Type Sqft PPSF 209 S	5,000 \$490 <b>DUGLASS ST #2</b> Condo 1,631 \$1,487 <b>OXFORD ST</b>	Beds Fees Status Beds Fees	7 \$845 Contract 3 \$871	Baths DOM Gowan Ask Baths DOM	3 189 ws \$2,425,000 2.5 127	
	Sqft PPSF 99 D C Type Sqft PPSF 209 S Type	5,000 \$490 <b>DUGLASS ST #2</b> Condo 1,631 \$1,487 <b>OXFORD ST</b> Multihouse	Beds Fees Status Beds Fees Status	7 \$845 Contract 3 \$871 Contract	Baths DOM Gowan Ask Baths DOM Fort G Ask	3 189 us \$2,425,000 2.5 127 reene \$2,399,000	

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14	289	1 ST			Park S	lope
	Туре	Townhouse	Status	Contract	Ask	\$2,395,000
For	Sqft	2,400	Beds	3	Baths	3
1 AL	PPSF	\$998	Fees	\$448	DOM	117
	271 1	4 ST #PH			Park S	lope
	Туре	Condo	Status	Contract	Ask	\$2,295,000
	Sqft	1,746	Beds	4	Baths	2.5
	PPSF	\$1,315	Fees	\$2,468	DOM	228
	62 P	IERREPONT S	T #5CD		Brookl	yn Heights
			Status	Contract	Ask	\$2,195,000
H H	Type Sqft	Coop N/A	Beds	3	Ask Baths	\$2,195,000 2
	PPSF	N/A N/A	Fees	\$2,633	DOM	N/A
	-					
	175 k	(INGSTON AV	E		Crown	Heights
ET A	Туре	Townhouse	Status	Contract	Ask	\$2,175,000
	Sqft	3,100	Beds	6	Baths	5.5
	PPSF	\$702	Fees	\$450	DOM	32
	805	WASHINGTON	IAVE #6D	)	Crown	Heights
	Туре	Condo	Status	Contract	Ask	\$2,100,000
	Sqft	1,582	Beds	3	Baths	2.5
	PPSF	\$1,328	Fees	\$2,047	DOM	520
X-1	135 I	EASTERN PKV	VY #13G		Prospe	ect Heights
	Туре	Соор	Status	Contract	Ask	\$2,100,000
and the second second	Sqft	N/A	Beds	2	Baths	2
	<b>eq</b> . <b>e</b>					

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