BROOKLYN LUXURY REPORT

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

FEB 22 - 28, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 18 contracts signed this week, made up of 11 condos, and 7 houses. The previous week saw 23 deals.

\$2,567,612	\$2,337,000	\$1,278
Average Asking Price	Median Asking Price	Average PPSF
3%	\$46,216,999	215
Average Discount	Total Volume	Average Days On Market

1 Clinton Street #15D in Brooklyn Heights entered contract this week, with a last asking price of \$3,844,000. Built in 2020, this condo residence spans 2,176 square feet with 3 beds and 2.5 baths. It offers amazing views of New York Harbor and downtown Manhattan from its south and west faces, a gracious foyer with powder room, a 29-foot living space, and a massive 20-foot-wide windowed kitchen. The master suite anchors the southwest corner and features a five-fixture, marble-clad bath and walk-in closet. Building amenities include full-time staff, a 2,000 square foot fitness center, a 3,500 square foot residents' terrace, and much more.

Also signed this week was 20 Polhemus Place in Park Slope, with a last asking price of \$3,700,000. One of 6 Romanesque Revival homes on the block and built in 1901, this townhome has a 45-by-18.5-foot footprint and spans 3,080 square feet with 5 beds and 3 baths. It features 3 wood burning fireplaces, central air, a deck off the parlor floor kitchen leading to a large garden, gas lights in front and back, original floors, and much more. Many parts of the house have been restored and renovated, but have been updated to preserve their historic detail.

11	0	7
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,644,000	\$0	\$2,447,572
Average Asking Price	Average Asking Price	Average Asking Price
\$2,531,000	\$0	\$2,199,999
Median Asking Price	Median Asking Price	Median Asking Price
\$1,462	N/A	\$875
Average PPSF	Average PPSF	Average PPSF
1,840	N/A	2,833
Average SqFt	Average SqFt	Average SqFt

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	1 CLI	NTON ST #15D			Brookl	yn Heights	
	Туре	Condo	Status	Contract	Ask	\$3,844,000	
	SqFt	2,176	Beds	3	Baths	2.5	
	PPSF	\$1,767	Fees	\$4,570	DOM	N/A	
	20 P	OLHEMUS PL			Park S	lope	
	Туре	Townhouse	Status	Contract	Ask	\$3,700,000	
	SqFt	3,200	Beds	5	Baths	3	
	PPSF	\$1,157	Fees	\$865	DOM	23	
A.	1 P R (OSPECT PK W #	3 C		Park S	lope	
	Туре	Condo	Status	Contract	Ask	\$3,500,000	
	SqFt	2,046	Beds	3	Baths	2.5	
	PPSF	\$1,711	Fees	\$4,579	DOM	203	
		\$.,. · ·	1000	ψ1/01 /		200	
215							
Band	4611	1 СТ			Park S	lope	
	4011	1 31					
	401 Г Туре	Townhouse	Status	Contract	Ask	\$2,800,000	
			Status Beds	Contract 3			
	Туре	Townhouse			Ask	\$2,800,000	
	Type SqFt	Townhouse N/A	Beds	3	Ask Baths	\$2,800,000 3	
	Type SqFt PPSF	Townhouse N/A	Beds Fees	3 \$558	Ask Baths	\$2,800,000 3 10	
	Type SqFt PPSF	Townhouse N/A N/A	Beds Fees	3 \$558	Ask Baths DOM	\$2,800,000 3 10	
	Type SqFt PPSF	Townhouse N/A N/A REENPOINT AVE	Beds Fees # 5 G 6	3 \$558 F	Ask Baths DOM Greens	\$2,800,000 3 10 Doint \$2,695,000	
	Type SqFt PPSF 50G Type	Townhouse N/A N/A REENPOINT AVE Condo	Beds Fees # 5 G 6 Status	3 \$558 F Contract	Ask Baths DOM Greeng Ask	\$2,800,000 3 10 Doint \$2,695,000	
	Type SqFt PPSF 50G Type SqFt	Townhouse N/A N/A REENPOINT AVE Condo 2,091	Beds Fees # 5 G 6 Status Beds	3 \$558 F Contract 4	Ask Baths DOM Greens Ask Baths	\$2,800,000 3 10 Doint \$2,695,000 3.5	
	Type SqFt PPSF 50G Type SqFt PPSF	Townhouse N/A N/A REENPOINT AVE Condo 2,091	Beds Fees # 5 G 6 Status Beds Fees	3 \$558 F Contract 4	Ask Baths DOM Greens Ask Baths	\$2,800,000 3 10 Doint \$2,695,000 3.5 228	
	Type SqFt PPSF 50G Type SqFt PPSF	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289	Beds Fees # 5 G 6 Status Beds Fees	3 \$558 F Contract 4	Ask Baths DOM Greens Ask Baths DOM	\$2,800,000 3 10 Doint \$2,695,000 3.5 228	
	Type SqFt PPSF 50G Type SqFt PPSF	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289 BROADWAY #PH	Beds Fees # 5 G 6 Status Beds Fees G	3 \$558 F Contract 4 \$1,919	Ask Baths DOM Greeng Ask Baths DOM	\$2,800,000 3 10 Point \$2,695,000 3.5 228 msburg	
	Type SqFt PPSF 50G Type SqFt PPSF 138E Type	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289 BROADWAY #PH Condo	Beds Fees # 5 G 6 Status Beds Fees G	3 \$558 F Contract 4 \$1,919 Contract	Ask Baths DOM Greens Ask Baths DOM Willian Ask	\$2,800,000 3 10 point \$2,695,000 3.5 228 msburg \$2,695,000	
	Type SqFt PPSF 50G Type SqFt PPSF 138E Type SqFt	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289 BROADWAY #PH Condo 1,958	Beds Fees # 5 G 6 Status Beds Fees G Status Beds	3 \$558 F Contract 4 \$1,919 Contract 3	Ask Baths DOM Greeng Ask Baths DOM Willian Ask Baths	\$2,800,000 3 10 point \$2,695,000 3.5 228 msburg \$2,695,000 3	
	Type SqFt PPSF 50G Type SqFt PPSF 138E Type SqFt	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289 BROADWAY #PH Condo 1,958	Beds Fees # 5 G 6 Status Beds Fees G Status Beds	3 \$558 F Contract 4 \$1,919 Contract 3	Ask Baths DOM Greeng Ask Baths DOM Willian Ask Baths	\$2,800,000 3 10 point \$2,695,000 3.5 228 msburg \$2,695,000 3	
	Type SqFt PPSF 50G Type SqFt PPSF 138E Type SqFt	Townhouse N/A N/A REENPOINT AVE Condo 2,091 \$1,289 BROADWAY #PH Condo 1,958	Beds Fees # 5 G 6 Status Beds Fees G Status Beds	3 \$558 F Contract 4 \$1,919 Contract 3	Ask Baths DOM Greeng Ask Baths DOM Willian Ask Baths	\$2,800,000 3 10 point \$2,695,000 3.5 228 msburg \$2,695,000 3	

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	1 000	DSPECT PK W #			David C	lana	
					Park S		
	Туре	Condo	Status	Contract	Ask	\$2,650,000	
	Sqft	1,313	Beds -	2	Baths	2	
	PPSF	\$2,019	Fees	\$3,190	DOM	205	
	1 CLI	NTON ST #5G			Brookl	yn Heights	
	Туре	Condo	Status	Contract	Ask	\$2,531,000	
	Sqft	1,521	Beds	2	Baths	2.5	
	PPSF	\$1,665	Fees	\$3,109	DOM	643	
	652 I	BERGEN ST #1B			Prospe	ect Heights	
	Туре	Condo	Status	Contract	Ask	\$2,399,000	
	Sqft	2,350	Beds	3	Baths	3	
	PPSF	\$1,021	Fees	\$2,741	DOM	208	
	328 I	DEAN ST #5C			Boerur	n Hill	
	Туре	Condo	Status	Contract	Ask	\$2,275,000	
	Sqft	1,775	Beds	3	Baths	3	
	PPSF	\$1,282	Fees	\$538	DOM	257	
and the second	324	DEAN ST #PHC			Boerur	n Hill	
- 200	Туре	Condo	Status	Contract	Ask	\$2,275,000	
	Sqft	1,775	Beds	3	Baths		
	PPSF	\$1,282	Fees	\$538	DOM	270	
	202	VAN BUREN ST			Bedfor	d Stuyvesant	
	Туре	Townhouse	Status	Contract	Ask	\$2,200,000	
	Sqft	3,000	Beds	3	Baths	2.5	
	PPSF	\$734	Fees	\$262	DOM	88	

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		171 MAPLE ST				Prospect Lefferts Gardens	
TA ANA	Туре	Townhouse	Status	Contract	Ask	\$2,199,999	
	Sqft PPSF	2,467 \$892	Beds	3 \$597	Baths DOM	2 N/A	
	PPSF	ΦΟ Α Γ	Fees	Þ 2A1	DOM	N/A	
	11 H C	11 HOYT ST #24C			Downtown		
	Туре	Condo	Status	Contract	Ask	\$2,120,000	
	Sqft	1,407	Beds	3	Baths	2	
	PPSF	\$1,507	Fees	\$2,862	DOM	N/A	
	358	DOUGLASS ST	#1		Park S	lope	
HH	Туре	Condo	Status	Contract	Ask	\$2,100,000	
	Sqft	1,822	Beds	3	Baths	1.5	
	PPSF	\$1,153	Fees	\$888	DOM	203	
				••••			
•	382 BERGEN ST				Park Slope		
	Туре	Townhouse	Status	Contract	Ask	\$2,095,000	
	Sqft	2,150	Beds	3	Baths	2	
	PPSF	\$975	Fees	N/A	DOM	2	
AAA	414 9	9 ST			Park S	lope	
	Туре	Townhouse	Status	Contract	Ask	\$2,088,000	
	Sqft	N/A	Beds	6	Baths	2	
	PPSF	N/A	Fees	N/A	DOM	480	
	361 F	KSIDE AVE			Prospe	ect Lefferts Gardens	
	Туре	Townhouse	Status	Contract	Ask	\$2,050,000	
	Sqft	3,348	Beds	4	Baths	3.5	
	PPSF	\$613	Fees	\$756	DOM	129	
		ψοιο	1669	ψισσ	DOM		

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