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

JUL 26 - AUG 1, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 6 condos, 1 coop, and 8 houses. The previous week saw 19 deals.. For more information or data, please reach out to a Compass agent.

\$3,299,200	\$2,790,000	\$1,317
Average Asking Price	Median Asking Price	Average PPSF
2%	\$49,488,000	116
Average Discount	Total Volume	Average Days On Market

Unit 32B at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,388,000. Built in 2020, this condo spans 2,562 square feet with 4 beds and 3 full baths. It features 8-foot windows with harbor views, a pillarless 39-foot great room with an open kitchen, triple exposures, and much more. The primary suite rests on the eastern portion of the property and includes a windowed, five-fixture marble clad bath, and two walk-in closets. The building provides a number of amenities, including a 2,000 square foot fitness center, a residents terrace for grilling and lounging, a sky lounge and terrace, and underground parking.

Also signed this week was 60 Montgomery Place in Park Slope, with a last asking price of \$4,995,000. This townhouse spans 5,874 square feet over four stories on a 20-foot wide lot, with 7 beds and 5 baths. It features high cathedral ceilings, hardwood floors throughout, a roof deck attached to the green roof, multiple fireplaces, central air, an eat-in kitchen with high-end appliances, a deck overlooking the patio, and much more. The primary suite is on the second level and includes an attached office, walk-in closet, and direct family room access.

1	8
Co-op Deal(s)	Townhouse Deal(s)
\$3,950,000	\$3,428,750
Average Asking Price	Average Asking Price
\$3,950,000	\$3,270,000
Median Asking Price	Median Asking Price
N/A	\$926
Average PPSF	Average PPSF
N/A	3,619
Average SqFt	Average SqFt
	\$3,950,000 Average Asking Price \$3,950,000 Median Asking Price N/A Average PPSF

COMPASS DEVELOPMENT MARKETING GROUP

1 CLINTON ST #32B Brooklyn Heights							
	Туре	Condo	Status	Contract	Ask	\$5,388,000	
	SqFt	2,562	Beds	4	Baths	3.5	
A Softward Constrainty of the	PPSF	\$2,104	Fees	\$6,860	DOM	N/A	
0	60 M	ONTGOMERY PL		Park Slope			
	Туре	Townhouse	Status	Contract	Ask	\$4,995,000	
	SqFt	5,874	Beds	7	Baths	4.5	
	PPSF	\$850	Fees	\$122	DOM	3	
	576 E	BERGEN ST			Prospe	ct Heights	
	Туре	Townhouse	Status	Contract	Ask	\$4,350,000	
	SqFt	3,600	Beds	5	Baths	4.5	
	PPSF	\$1,209	Fees	\$997	DOM	38	
	708 I	PRESIDENT ST			Park S	lope	
	708 Type	PRESIDENT ST Townhouse	Status	Contract	Park S Ask	\$4,150,000	
			Status Beds	Contract 5		-	
	Туре	Townhouse			Ask	\$4,150,000	
	Type SqFt PPSF	Townhouse N/A N/A	Beds Fees	5	Ask Baths DOM	\$4,150,000 3 139	
	Type SqFt PPSF	Townhouse N/A	Beds Fees	5	Ask Baths	\$4,150,000 3 139	
	Type SqFt PPSF	Townhouse N/A N/A	Beds Fees	5	Ask Baths DOM	\$4,150,000 3 139	
	Type SqFt PPSF 27 PI	Townhouse N/A N/A	Beds Fees # 14 A B	5 \$794	Ask Baths DOM Park S	\$4,150,000 3 139	
	Type SqFt PPSF 27 PI Type	Townhouse N/A N/A ROSPECT PK W Coop	Beds Fees # 14 A B Status	5 \$794 Contract	Ask Baths DOM Park S Ask	\$4,150,000 3 139 Iope \$3,950,000	
	Type SqFt PPSF 27 PI Type SqFt PPSF	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A	Beds Fees # 14 A B Status Beds	5 \$794 Contract 4	Ask Baths DOM Park S Ask Baths DOM	\$4,150,000 3 139 lope \$3,950,000 3 95	
	Type SqFt PPSF 27 PI Type SqFt PPSF 875 F	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A N/A	Beds Fees # 14 A B Status Beds Fees	5 \$794 Contract 4 N/A	Ask Baths DOM Park S Ask Baths DOM	\$4,150,000 3 139 lope \$3,950,000 3 95 ect Heights	
	Type SqFt PPSF 27 PI Type SqFt PPSF 875 F Type	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A N/A PACIFIC ST Townhouse	Beds Fees # 14 A B Status Beds Fees Status	5 \$794 Contract 4 N/A Contract	Ask Baths DOM Park S Ask Baths DOM Prospe Ask	\$4,150,000 3 139 lope \$3,950,000 3 95 ect Heights \$3,750,000	
	Type SqFt PPSF 27 PI Type SqFt PPSF 875 F Type SqFt	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A PACIFIC ST Townhouse 3,500	Beds Fees # 14 A B Status Beds Fees Status Beds	5 \$794 Contract 4 N/A Contract 5	Ask Baths DOM Park S Ask Baths DOM Prospe Ask Baths	\$4,150,000 3 139 lope \$3,950,000 3 95 ct Heights \$3,750,000 4.5	
	Type SqFt PPSF 27 PI Type SqFt PPSF 875 F Type	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A N/A PACIFIC ST Townhouse	Beds Fees # 14 A B Status Beds Fees Status	5 \$794 Contract 4 N/A Contract	Ask Baths DOM Park S Ask Baths DOM Prospe Ask	\$4,150,000 3 139 lope \$3,950,000 3 95 ect Heights \$3,750,000	
	Type SqFt PPSF 27 PI Type SqFt PPSF 875 F Type SqFt	Townhouse N/A N/A ROSPECT PK W Coop N/A N/A PACIFIC ST Townhouse 3,500	Beds Fees # 14 A B Status Beds Fees Status Beds	5 \$794 Contract 4 N/A Contract 5	Ask Baths DOM Park S Ask Baths DOM Prospe Ask Baths	\$4,150,000 3 139 lope \$3,950,000 3 95 ct Heights \$3,750,000 4.5	

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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS DEVELOPMENT MARKETING GROUP

	85 JAY ST #PH21A-FRONT Dumbo							
Allen H FF				Contract				
	Type Sqft	Condo 1,439	Status Beds	Contract 2	Ask Baths	\$3,395,000 2.5		
	PPSF			2 \$3,645				
	PPSF	\$2,360	Fees	\$3,045	DOM	N/A		
	480	MAC DONOUGH	Bedfor	rd Stuyvesant				
	Туре	Townhouse	Status	Contract	Ask	\$2,790,000		
	Sqft	3,088	Beds	6	Baths	5		
	PPSF	\$904	Fees	\$482	DOM	80		
	214 MARLBOROUGH RD Prospect Park South							
	Туре	Townhouse	Status	Contract	Ask	\$2,750,000		
	Sqft	3,906	Beds	7	Baths	3.5		
	PPSF	\$705	Fees	N/A	DOM	N/A		
0	910 UNION ST #1A				Park Slope			
	Туре	Condo	Status	Contract	Ask	\$2,675,000		
	Sqft	1,903	Beds	3	Baths	2.5		
	PPSF	\$1,406	Fees	\$2,703	DOM	337		
	420	9 ST			Park S	lope		
	Туре	Townhouse	Status	Contract	Ask	\$2,595,000		
	Sqft	2,660	Beds	5	Baths			
	PPSF	\$976	Fees	N/A	DOM	21		
8 210	79 BRIDGE ST #5F				Fort G	reene		
	Туре	Condo	Status	Contract	Ask	\$2,350,000		
- Committee and	Sqft	1,426	Beds	2	Baths	2		
J. Language V.	PPSF	\$1,648	Fees	\$2,560	DOM	55		
				,	2000			

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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS DEVELOPMENT MARKETING GROUP

m

550 V	ANDERBILT AVE	#1608		Prospect Heights	
Туре	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,503	Beds	2	Baths	2.5
PPSF	\$1,498	Fees	\$1,845	DOM	N/A
371 D	OUGLASS ST			Park Sl	ope
Туре	Townhouse	Status	Contract	Ask	\$2,050,000
Sqft	2,700	Beds	6	Baths	3.5
PPSF	\$760	Fees	\$555	DOM	50
70 W.	ASHINGTON ST #	#PHJ		Dumbo	

Туре	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,264	Beds	1	Baths	2
PPSF	\$1,622	Fees	\$2,556	DOM	20

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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com