

**FEBRUARY 10 - 17, 2020**

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 19 contracts signed, made up of 7 condos and 12 townhouses.

**\$2,722,527**

Average Contract Price

**\$2,350,000**

Median Contract Price

**\$992**

Average PPSF

**3%**

Average Discount

**\$51,728,000**

Contract Volume

**202**

Average Days On Market

The highest-priced contract was for the townhome at 355 Henry Street in Cobble Hill, at \$5,400,000. This uniquely designed 22-foot wide, newly-renovated townhouse offers four stories with four bedrooms and three bedrooms. It features an amazing private roof deck with harbor views, professional kitchen, custom design, and three sun-filled exposures. After entering through an intimate gated courtyard, the loft-life parlor level offers oversized windows and 11-foot ceilings. The extensive master suite on the fourth floor comes with custom closets and south, west, and north exposures. This home went into contract at its asking price after 146 days.

The second most expensive contract was for the townhome at 63 Joralemon Street in Brooklyn Heights, at \$4,950,000. Featured in Brownstoner, this classic landmark home is in an excellent location, with easy access to transportation and the Brooklyn Bridge Park just down the street. The lower duplex offers a spacious kitchen, dining/living room on the parlor floor, and a deck to the private backyard with secluded views of Grace Church. The upper duplex offers a spectacular double-height living room with skylights, a loft area, and fireplace. This home went into contract at its asking price after 16 days.

**7**

Condo Deal(s)

**0**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,540,715**

Average Contract Price

**\$0**

Average Contract Price

**\$2,828,584**

Average Contract Price

**\$2,190,000**

Median Contract Price

**\$0**

Median Contract Price

**\$2,372,500**

Median Contract Price

**\$1,471**

Average PPSF

**N/A**

Average PPSF

**\$712**

Average PPSF

**1,857**

Average SqFt

**N/A**

Average SqFt

**3,692**

Average SqFt

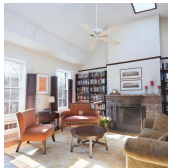


## 355 HENRY ST

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	13,600	<b>Beds</b>	4
<b>PPSF</b>	\$398	<b>Taxes</b>	N/A

<b>Price</b>	\$5,400,000
<b>Baths</b>	3
<b>Maint</b>	N/A



## 63 JORALEMON ST

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	N/A
<b>PPSF</b>	N/A	<b>Taxes</b>	N/A

<b>Price</b>	\$3,650,000
<b>Baths</b>	N/A
<b>Maint</b>	N/A

## 263 19 ST

Greenwood

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,776	<b>Beds</b>	6
<b>PPSF</b>	\$888	<b>Taxes</b>	\$309

<b>Price</b>	\$3,350,000
<b>Baths</b>	4
<b>Maint</b>	N/A



## 78 AMITY ST #PHE

Cobble Hill

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	1,631	<b>Beds</b>	3
<b>PPSF</b>	\$2,054	<b>Taxes</b>	\$1,631

<b>Price</b>	\$3,350,000
<b>Baths</b>	3
<b>Maint</b>	\$813

## 100 JAY ST #31D

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	1,961	<b>Beds</b>	3
<b>PPSF</b>	\$1,658	<b>Taxes</b>	\$809

<b>Price</b>	\$3,250,000
<b>Baths</b>	2
<b>Maint</b>	\$1,633

## 409 UNION ST

Gowanus

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,120	<b>Beds</b>	6
<b>PPSF</b>	\$946	<b>Taxes</b>	\$614

<b>Price</b>	\$2,950,000
<b>Baths</b>	4
<b>Maint</b>	N/A



## 202 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,360	Beds	6
PPSF	\$848	Taxes	N/A

Price	\$2,849,000
Baths	6
Maint	N/A



## 127 ST JAMES PL #1

Clinton Hill

Type	Condo	Status	Contract
Sqft	3,000	Beds	3
PPSF	\$834	Taxes	\$306

Price	\$2,500,000
Baths	2
Maint	\$308



## 115 BAY 23 ST

Bath Beach

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	9
PPSF	\$666	Taxes	\$1,083

Price	\$2,395,000
Baths	6
Maint	N/A



## 232 MADISON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	5
PPSF	\$980	Taxes	\$259

Price	\$2,350,000
Baths	3
Maint	N/A



## 563 PUTNAM AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,148	Beds	7
PPSF	\$739	Taxes	N/A

Price	\$2,325,000
Baths	4
Maint	N/A



## 317 MANHATTAN AVE

Williamsburg

Type	Multihouse	Status	Contract
Sqft	3,000	Beds	7
PPSF	\$767	Taxes	\$341

Price	\$2,299,000
Baths	3
Maint	N/A



## 371 HANCOCK ST

Bedford Stuyvesant

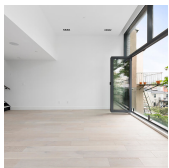
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,200,000
<b>Sqft</b>	2,940	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$749	<b>Taxes</b>	\$195	<b>Maint</b>	N/A



## 221 GREENE AVE #1

Clinton Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,190,000
<b>Sqft</b>	2,302	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$952	<b>Taxes</b>	\$544	<b>Maint</b>	\$596



## 220 N 6 ST #3

Williamsburg

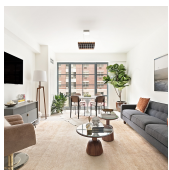
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,180,000
<b>Sqft</b>	1,205	<b>Beds</b>	2	<b>Baths</b>	3
<b>PPSF</b>	\$1,810	<b>Taxes</b>	\$636	<b>Maint</b>	\$713



## 222 SHORE BLVD

Manhattan Beach

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Price</b>	\$2,175,000
<b>Sqft</b>	2,715	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$802	<b>Taxes</b>	\$1,354	<b>Maint</b>	N/A



## 211 SCHERMERHORN ST #14C

Downtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,165,000
<b>Sqft</b>	1,413	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,533	<b>Taxes</b>	\$982	<b>Maint</b>	\$1,685



## 152 WITHERS ST #PH

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Price</b>	\$2,150,000
<b>Sqft</b>	1,483	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,450	<b>Taxes</b>	\$95	<b>Maint</b>	\$832





## 110 CONSELYEA ST

**Type** Townhouse

**Sqft** 2,640

**PPSF** \$758

**Status** Contract

**Beds** 9

**Taxes** N/A

## Williamsburg

**Price** \$2,000,000

**Baths** 3

**Maint** N/A

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