

FEBRUARY 24 - MARCH 1, 2020

The Brooklyn luxury real estate market, defined as all homes \$2M and above, saw 19 contracts signed, made up of 10 condos, 1 co-op, and 8 homes.

\$2,930,527

Average Asking Price

\$2,375,000

Median Asking Price

\$1,108

Average PPSF

2%

Average Discount

\$55,680,000

Total Volume

87

Average Days On Market

The highest-priced contract was for apartment #38A at 11 Hoyt Street in Downtown Brooklyn, listed at \$5,615,000. This corner unit spans 3,277 square feet and features high ceilings, habitable bay windows, and excellent views of Downtown Brooklyn. The kitchen offers dark-stained oak floors, gray satin-lacquer custom cabinets with blackened steel accents, and honed Italian lava stone countertops and backsplash. The master suite features two large closets and an en suite bathroom with Italian white Calacatta marble floors.

The second most expensive contract was for apartment #37B at 1 Clinton Street in Brooklyn Heights, listed at \$5,375,000. This condo span 2,484 square feet and features views, through seventeen eight-foot windows, of New York Harbor to the west and East River to the east. The foyer leads to a pillar-less 37-foot great room with open kitchen. The master suite is located in the eastern wing of the condo, complete with a windowed, five-fixture marble clad bath and two walk-in closets. The building offers full-time staff, outdoor space, and a fully-equipped fitness center.

10

Condo Deal(s)

1

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,297,700

Average Contract Price

\$2,375,000

Average Contract Price

\$2,541,000

Average Contract Price

\$2,803,500

Median Contract Price

\$2,375,000

Median Contract Price

\$2,427,500

Median Contract Price

\$1,525

Average PPSF

\$1,400

Average PPSF

\$549

Average PPSF

2,118

Average SqFt

1,697

Average SqFt

2,545

Average SqFt



11 HOYT ST #38A

Downtown

Type	Condo	Status	Contract
SqFt	3,277	Beds	4
PPSF	\$1,714	Taxes	\$3,202

Price	\$5,615,000
Baths	3
Maint	\$3,452



1 CLINTON ST #37B

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,484	Beds	4
PPSF	\$2,164	Taxes	\$2,529

Price	\$5,375,000
Baths	3
Maint	\$2,600

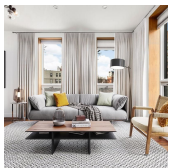


11 HOYT ST #19H

Downtown

Type	Condo	Status	Contract
SqFt	3,190	Beds	4
PPSF	\$1,383	Taxes	\$3,075

Price	\$4,410,000
Baths	4
Maint	\$3,314

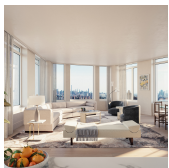


523-527 HICKS ST

Carroll Gardens

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	N/A
PPSF	N/A	Taxes	N/A

Price	\$3,750,000
Baths	N/A
Maint	N/A

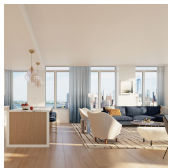


1 CLINTON ST #17A

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	1,993	Beds	3
PPSF	\$1,832	Taxes	\$2,029

Price	\$3,650,000
Baths	2.5
Maint	\$1,800



1 CLINTON ST #24C

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	1,981	Beds	3
PPSF	\$1,695	Taxes	\$2,017

Price	\$3,357,000
Baths	2
Maint	\$1,870

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.



364 PUTNAM AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Price	\$2,599,000
Sqft	3,820	Beds	3	Baths	5.5
PPSF	\$681	Taxes	\$289	Maint	N/A



102 MADISON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Price	\$2,500,000
Sqft	3,005	Beds	5	Baths	4
PPSF	\$832	Taxes	N/A	Maint	N/A



164 HALL ST

Clinton Hill

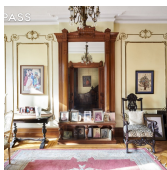
Type	Multihouse	Status	Contract	Price	\$2,495,000
Sqft	3,040	Beds	6	Baths	3
PPSF	\$821	Taxes	\$557	Maint	N/A



200 HICKS ST #5N

Brooklyn Heights

Type	Coop	Status	Contract	Price	\$2,375,000
Sqft	1,697	Beds	2	Baths	2
PPSF	\$1,400	Taxes	N/A	Maint	\$3,943



195 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Price	\$2,360,000
Sqft	4,456	Beds	6	Baths	3
PPSF	\$530	Taxes	N/A	Maint	N/A



354 STUYVESANT AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Price	\$2,250,000
Sqft	3,600	Beds	6	Baths	6
PPSF	\$625	Taxes	\$343	Maint	N/A

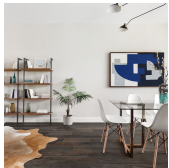
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



856 WASHINGTON AVE #9A

Prospect Heights

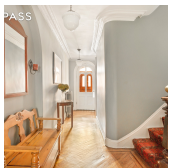
Type	Condo	Status	Contract	Price	\$2,250,000
Sqft	1,618	Beds	3	Baths	2
PPSF	\$1,391	Taxes	\$1,657	Maint	\$1,972



653 BERGEN ST #4

Prospect Heights

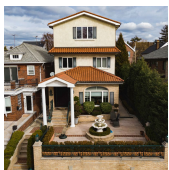
Type	Condo	Status	Contract	Price	\$2,200,000
Sqft	2,008	Beds	3	Baths	2.5
PPSF	\$1,096	Taxes	\$1,071	Maint	\$485



14 LEFFERTS PL

Clinton Hill

Type	Townhouse	Status	Contract	Price	\$2,199,000
Sqft	2,436	Beds	5	Baths	3
PPSF	\$903	Taxes	\$277	Maint	N/A



1123 85 ST

Dyker Heights

Type	Townhouse	Status	Contract	Price	\$2,175,000
Sqft	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Taxes	N/A	Maint	N/A



11 HOYT ST #12F

Downtown

Type	Condo	Status	Contract	Price	\$2,060,000
Sqft	1,550	Beds	3	Baths	3
PPSF	\$1,330	Taxes	\$1,517	Maint	\$1,636



11 HOYT ST #11F

Downtown

Type	Condo	Status	Contract	Price	\$2,040,000
Sqft	1,536	Beds	3	Baths	3
PPSF	\$1,329	Taxes	\$1,504	Maint	\$1,621

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.



11 HOYT ST #10F

Type Condo
Sqft 1,536
PPSF \$1,316

Status Contract
Beds 3
Taxes \$1,504

Downtown

Price \$2,020,000
Baths 3
Maint \$1,621

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.

© 2019 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](https://www.compass.com)