

**JULY 13 - 19, 2020**

The Brooklyn luxury real estate market, defined as all properties listed at \$2M and above, saw 8 contract signed this week, made up of 4 condos and 4 houses. The previous week saw 11 deals.

**\$2,464,125**

Average Asking Price

**\$2,422,500**

Median Asking Price

**\$1,242**

Average PPSF

**1%**

Average Discount

**\$19,713,000**

Total Volume

**135**

Average Days On Market

1 John Street #5C in DUMBO entered contract this week, with a last asking price of \$2,899,000. This condo spans 1,492 square feet with 2 beds and 2 baths, and boasts breathtaking views of the Manhattan Bridge, Brooklyn Bridge Park, and Manhattan Skyline from every room. Recently updated, this open floorplan apartment offers wide floor-to-ceiling windows, hardwood flooring throughout, fully-equipped chefs kitchen with Italian cabinetry, and much more. The master suite features additional views, an en-suite bathroom, and walls of custom closets. This home entered contract after 173 days.

Also signed this week was 526 Eleventh Street in Park Slope, with a last asking price of \$2,750,000. This 20-foot wide brick townhouse is located on a classic, tree-lined block of the neighborhood and offers 4 beds and 3 baths. It features high ceilings, oversized windows, ebony & marble fireplaces, French doors, and hardwood floors. The master bedroom is situated at the back of the home and overlooks the south-facing, well-established garden, complete with a modern, en-suite bathroom. This home went into contract after 314 days.

**4**

Condo Deal(s)

**0**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$2,554,750**

Average Asking Price

**\$0**

Average Asking Price

**\$2,373,500**

Average Asking Price

**\$2,535,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,322,500**

Median Asking Price

**\$1,524**

Average PPSF

**N/A**

Average PPSF

**\$679**

Average PPSF

**1,708**

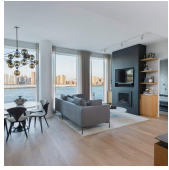
Average SqFt

**N/A**

Average SqFt

**3,307**

Average SqFt



## 1 JOHN ST #5C

Dumbo

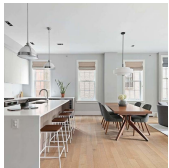
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,899,000
<b>SqFt</b>	1,492	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,944	<b>Taxes</b>	\$1,451	<b>Maint</b>	\$1,413



## 526 11 ST

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>SqFt</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Taxes</b>	\$1,025	<b>Maint</b>	N/A



## 72 POPLAR ST #2B

Boerum Hill

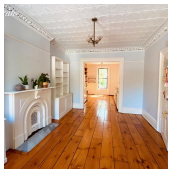
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,575,000
<b>SqFt</b>	1,598	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,612	<b>Taxes</b>	\$1,579	<b>Maint</b>	\$1,456



## 8 ST MARKS PL #PHA

Boerum Hill

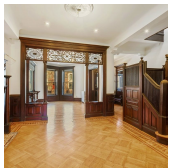
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,495,000
<b>SqFt</b>	1,875	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,331	<b>Taxes</b>	\$1,997	<b>Maint</b>	\$1,003



## 446 SACKETT ST

Gowanus

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>SqFt</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	N/A	<b>Taxes</b>	\$341	<b>Maint</b>	N/A



## 200 LINCOLN RD

Prospect Lefferts Gardens

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>SqFt</b>	2,901	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$792	<b>Taxes</b>	\$740	<b>Maint</b>	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.



## 172 STERLING PL #7

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,867	<b>Beds</b>	3
<b>PPSF</b>	\$1,206	<b>Taxes</b>	\$194

## Park Slope

<b>Ask</b>	\$2,250,000
<b>Baths</b>	3
<b>Maint</b>	\$735



## 795 E 19 ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,712	<b>Beds</b>	5
<b>PPSF</b>	\$566	<b>Taxes</b>	\$812

## Flatbush

<b>Ask</b>	\$2,099,000
<b>Baths</b>	4.5
<b>Maint</b>	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.