

DEC 28, 2020 - JAN 3, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 21 contracts signed this week, made up of 5 condos, 1 co-op, and 15 houses. The previous week saw 18 deals.

\$3,320,096

Average Asking Price

\$2,550,000

Median Asking Price

\$919

Average PPSF

3%

Average Discount

\$69,722,000

Total Volume

98

Average Days On Market

47 Sidney Place in Brooklyn Heights entered contract this week, with a last asking price of \$10,995,000. This rare townhouse spans 6,172 square feet with 5 beds and 4.5 baths. It occupies a 23'-by-138' lot and has been completely gut renovated and rebuilt as a passive house. The stunning parlor floor features high ceilings, double parlor, and a chef's kitchen. The garden floor is configured as a separate apartment, while the third floor is set as a sitting room and a master suite with office and wet bar. Two additional bedrooms are located on the fourth floor, as well as a full-sized laundry room, and a full bathroom.

Also signed this week was 118 Joralemon Street in Brooklyn Heights, with a last asking price of \$6,600,000. Built in 1915, this 25-foot wide townhouse falls under landmark law protection and spans approximately 6,000 square feet with 7 beds and 4.5 baths. The parlor floor offers high floor-to-ceiling windows, while the first floor houses a kitchen, living space, and dining space. The garden faces south and features mature landscaping and a secret, in-ground hot tub. The top three floors are comprised of bedrooms and offices, with the top floor configured as a loft-type space with south-facing greenhouse windows.

5

Condo Deal(s)

1

Co-op Deal(s)

15

Townhouse Deal(s)

\$2,573,600

Average Asking Price

\$3,335,000

Average Asking Price

\$3,567,934

Average Asking Price

\$2,400,000

Median Asking Price

\$3,335,000

Median Asking Price

\$2,550,000

Median Asking Price

\$1,099

Average PPSF

N/A

Average PPSF

\$880

Average PPSF

2,442

Average SqFt

N/A

Average SqFt

3,854

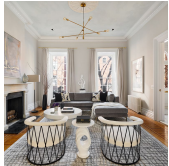
Average SqFt



47 SIDNEY PL

Brooklyn Heights

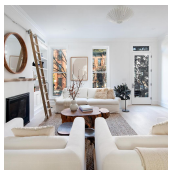
Type	Townhouse	Status	Contract	Ask	\$10,995,000
SqFt	6,172	Beds	5	Baths	4.5
PPSF	\$1,782	Fees	\$3,419	DOM	98



118 JORALEMON ST

Brooklyn Heights

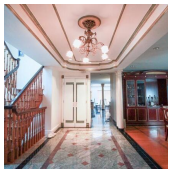
Type	Townhouse	Status	Contract	Ask	\$6,600,000
SqFt	6,000	Beds	7	Baths	4.5
PPSF	\$1,100	Fees	\$3,233	DOM	N/A



52 GARFIELD PL

Park Slope

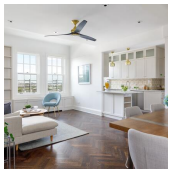
Type	Townhouse	Status	Contract	Ask	\$5,700,000
SqFt	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	\$411	DOM	46



1115 E 5 ST

Midwood

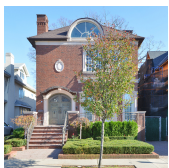
Type	Townhouse	Status	Contract	Ask	\$3,395,000
SqFt	5,445	Beds	6	Baths	3.5
PPSF	\$588	Fees	\$583	DOM	110



90 EIGHTH AVE #10A

Park Slope

Type	Coop	Status	Contract	Ask	\$3,335,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$2,273	DOM	108



1245 E 23 ST

Midwood

Type	Townhouse	Status	Contract	Ask	\$3,300,000
SqFt	5,000	Beds	8	Baths	8
PPSF	\$660	Fees	\$1,153	DOM	36

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.



1 GRAND ARMY PLZ #4K3K

Prospect Heights

Type	Condo	Status	Contract
Sqft	1,984	Beds	3
PPSF	\$1,610	Fees	\$2,620

Ask	\$3,195,000
Baths	2
DOM	75



103 DOUGLASS ST #PH

Gowanus

Type	Condo	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$1,436

Ask	\$2,775,000
Baths	2.5
DOM	116

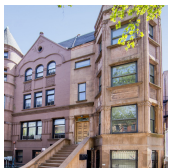


400 VANDERBILT AVE

Clinton Hill

Type	Townhouse	Status	Contract
Sqft	3,342	Beds	4
PPSF	\$807	Fees	N/A

Ask	\$2,695,000
Baths	3.5
DOM	28

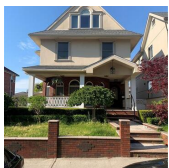


1136 DEAN ST

Crown Heights

Type	Townhouse	Status	Contract
Sqft	5,700	Beds	8
PPSF	\$465	Fees	\$324

Ask	\$2,650,000
Baths	4.5
DOM	123

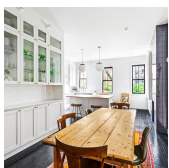


263 82 ST

Bay Ridge

Type	Townhouse	Status	Contract
Sqft	2,500	Beds	5
PPSF	\$1,020	Fees	\$1,049

Ask	\$2,550,000
Baths	3
DOM	229



656 HUMBOLDT ST

Greenpoint

Type	Townhouse	Status	Contract
Sqft	2,538	Beds	6
PPSF	\$983	Fees	N/A

Ask	\$2,495,000
Baths	N/A
DOM	107

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.



85 N 3 ST #410

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	N/A	Beds	1	Baths	2
PPSF	N/A	Fees	\$1,404	DOM	1



115 MACDONOUGH ST

Bedford Stuyvesant

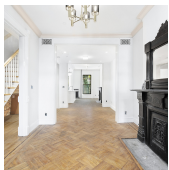
Type	Townhouse	Status	Contract	Ask	\$2,399,000
Sqft	3,864	Beds	5	Baths	4
PPSF	\$621	Fees	\$465	DOM	49



THB

Williamsburg

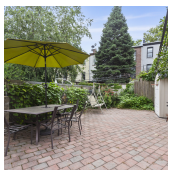
Type	Condo	Status	Contract	Ask	\$2,300,000
Sqft	2,651	Beds	3	Baths	2
PPSF	\$868	Fees	\$2,982	DOM	55



466 JEFFERSON AVE

Bedford Stuyvesant

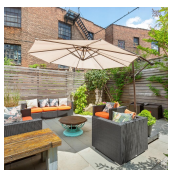
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	3,650	Beds	6	Baths	4
PPSF	\$629	Fees	\$425	DOM	86



328 CARROLL ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,500	Beds	4	Baths	2.5
PPSF	\$880	Fees	\$431	DOM	138



355 ST MARKS AVE #1

Crown Heights

Type	Condo	Status	Contract	Ask	\$2,198,000
Sqft	2,690	Beds	3	Baths	3.5
PPSF	\$818	Fees	\$887	DOM	176

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.



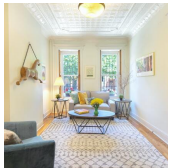
144 JAVA ST

Type Townhouse
Sqft 3,120
PPSF \$673

Status Contract
Beds 6
Fees N/A

Greenpoint

Ask \$2,100,000
Baths 3
DOM N/A



402 DOUGLASS ST

Type Townhouse
Sqft 1,624
PPSF \$1,290

Status Contract
Beds 3
Fees N/A

Park Slope

Ask \$2,095,000
Baths 2
DOM 133



206 17 ST

Type Multihouse
Sqft 2,500
PPSF \$820

Status Contract
Beds 3
Fees \$495

Greenwood

Ask \$2,050,000
Baths 2.5
DOM 143

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.