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

OCT 04 - 10, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 15 condos, 1 coop, and 10 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

| \$3,396,077 | \$2,622,000 | \$1,466 |
|----------------------|---------------------|------------------------|
| Average Asking Price | Median Asking Price | Average PPSF |
| 1% | \$88,298,000 | 280 |
| Average Discount | Total Volume | Average Days On Market |

Unit 23AB at Quay Tower, located at 50 Bridge Park Drive in Brooklyn Heights, entered contract this week, with a last asking price of \$10,650,000. Built in 2019, this combined condo spans 4,544 square feet with 4 beds and 3 full baths. It features double exposures, a private high-speed elevator, a chef-inspired kitchen, wide-plank oak flooring, custom Italian cabinetry, floor-to-ceiling windows, a premium appliance package, and more. The building provides a rooftop sunset lounge, a fitness center, a children's center, a 24-hour concierge, and a number of other amenities.

Also signed this week was 226 Lincoln Place in Park Slope, with a last asking price of \$6,750,000. This renovated brownstone spans approximately 5,000 square feet with 6 beds and 4 full baths. It features an open floor plan, four private outdoor spaces including a massive roof deck with city views, restored original features, including mantels, shutters, and plasterwork, high-efficiency windows, herringbone hardwood floors, gas fireplaces, an eat-in kitchen, a full-floor primary suite, and much more.

| 15 | 1 | 10 |
|----------------------|----------------------|----------------------|
| Condo Deal(s) | Co-op Deal(s) | Townhouse Deal(s) |
| \$3,454,267 | \$2,300,000 | \$3,418,400 |
| Average Asking Price | Average Asking Price | Average Asking Price |
| \$2,850,000 | \$2,300,000 | \$2,397,500 |
| Median Asking Price | Median Asking Price | Median Asking Price |
| \$1,775 | N/A | \$985 |
| Average PPSF | Average PPSF | Average PPSF |
| 1,982 | N/A | 3,731 |
| Average SqFt | Average SqFt | Average SqFt |

COMPASS DEVELOPMENT MARKETING GROUP

| Sea 4 | 50 BF | RIDGE PK DR #2 | 3 A B | Brooklyn Heights | | | |
|--------------------------------------|--------------|------------------|----------------|------------------|--------------|------------------|--|
| | Туре | Condo | Status | Contract | Ask | \$10,650,000 | |
| | SqFt | 4,544 | Beds | 4 | Baths | 3 | |
| | PPSF | \$2,344 | Fees | \$8,628 | DOM | N/A | |
| | | | | | | | |
| | | | | | | | |
| ompass Iokalolopopasionalista jok | 226 L | INCOLN PL | | | Park S | lope | |
| | Туре | Townhouse | Status | Contract | Ask | \$6,750,000 | |
| | SqFt | 5,000 | Beds | 6 | Baths | 5 | |
| | PPSF | \$1,350 | Fees | \$1,207 | DOM | 416 | |
| | | | | | | | |
| | 148 B | ALTIC ST | | | Cobble | e Hill | |
| | Туре | Townhouse | Status | Contract | Ask | \$6,250,000 | |
| | SqFt | 3,200 | Beds | 5 | Baths | 3.5 | |
| The second | PPSF | \$1,953 | Fees | \$906 | DOM | 93 | |
| | | | | | | | |
| | 5252 | ST | | | Park S | lope | |
| | Туре | Townhouse | Status | Contract | Ask | \$4,650,000 | |
| | SqFt | 3,840 | Beds | 5 | Baths | 3.5 | |
| | PPSF | \$1,211 | Fees | \$1,118 | DOM | 23 | |
| | 1101 | Ψ1,Δ11 | 1003 | ψι,πο | DON | LU | |
| | 1.101 | IN ST #PHF | | | Dumbo | | |
| | | | Status | Contract | | | |
| | Туре | Condo | Status Bodo | Contract | Ask | \$4,500,000 Z | |
| ATA | SqFt PPSF | 2,637 \$1,707 | Beds Fees | 4 \$5,587 | Baths DOM | 3 92 | |
| | FFJF | \$1,101 | rees | 40,001 | DOM | 72 | |
| | 338 F | BERRY ST #PH | | | Williar | nsburg | |
| TTT | | | Charter | Contract | | | |
| | Туре | Condo | Status Bodo | Contract | Ask | \$4,250,000 | |
| | SqFt | 2,574 | Beds | 4 ¢ 4 177 | Baths | 3 | |
| | PPSF | \$1,652 | Fees | \$4,177 | DOM | 68 | |
| | | | | | | | |
| | | | | | | | |

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.

COMPASS DEVELOPMENT MARKETING GROUP

| | 34 N | I 7 ST #PH1A | | | Willia | msburg |
|-----------|---|--|---|--------------------------------------|---|--|
| | Туре | Condo | Status | Contract | Ask | \$3,750,000 |
| The state | Sqft | 2,093 | Beds | 3 | Baths | 3 |
| | PPSF | \$1,792 | Fees | \$2,205 | DOM | N/A |
| | | | | | | |
| | 78 A | MITY ST #5E | | | Cobble | e Hill |
| | Туре | Condo | Status | Contract | Ask | \$3,500,000 |
| | Sqft | 1,631 | Beds | 3 | Baths | 3 |
| | PPSF | \$2,146 | Fees | \$3,711 | DOM | 237 |
| | | | | | | |
| TIL | 1406 | ALBEMARLE | RD | | Prospe | ect Park South |
| TILLE | Туре | Townhouse | Status | Contract | Ask | \$3,199,000 |
| | Sqft | 6,055 | Beds | 7 | Baths | 3 |
| | PPSF | \$529 | Fees | \$11,570 | DOM | 994 |
| 1 | | | | | | |
| | 404 | DEGRAW ST # | 72 | | Gowar | U S |
| | Туре | Condo | Status | Contract | Ask | \$2,995,000 |
| | - | 1 015 | Beds | 3 | Baths | 3 |
| | Sqft | 1,815 | 2000 | | | |
| | Sqft PPSF | \$1,651 | Fees | \$1,928 | DOM | 18 |
| | PPSF | \$1,651 | Fees | \$1,928 | | |
| | PPSF | \$1,651 | Fees | | Red H | pok |
| | PPSF 160 I Type | \$1,651 IMLAY ST #44 Condo | Fees A 1 Status | Contract | Red He Ask | bok \$2,875,000 |
| | PPSF 160 I Type Sqft | \$1,651 IMLAY ST #44 Condo 2,868 | Fees A 1 Status Beds | Contract 3 | Red Ha Ask Baths | bok \$2,875,000 3.5 |
| | PPSF 160 I Type | \$1,651 IMLAY ST #44 Condo | Fees A 1 Status | Contract | Red He Ask | bok \$2,875,000 |
| | PPSF 160 I Type Sqft PPSF | \$1,651 IMLAY ST #44 Condo 2,868 | Fees A 1 Status Beds Fees | Contract 3 | Red Ha Ask Baths | bok \$2,875,000 3.5 272 |
| | PPSF 160 I Type Sqft PPSF 98 F | \$1,651 IMLAY ST #44 Condo 2,868 \$1,003 RONT ST #PH | Fees A1 Status Beds Fees 2 E | Contract 3 \$2,826 | Red Ha Ask Baths DOM Dumba | ook \$2,875,000 3.5 272 |
| | PPSF 160 I Type Sqft PPSF 98 F Type | \$1,651 IMLAY ST #44 Condo 2,868 \$1,003 RONT ST #PH Condo | Fees A1 Status Beds Fees 2 E Status | Contract 3 \$2,826 Contract | Red Ho Ask Baths DOM Dumbo Ask | bok \$2,875,000 3.5 272 \$2,850,000 |
| | PPSF 160 I Type Sqft PPSF 98 F | \$1,651 IMLAY ST #44 Condo 2,868 \$1,003 RONT ST #PH | Fees A1 Status Beds Fees 2 E | Contract 3 \$2,826 | Red Ha Ask Baths DOM Dumba | ook \$2,875,000 3.5 272 |

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| 1 CLI Type Sqft PPSF | NTON ST #4E Condo 1,637 \$1,619 | Status Beds Fees | Contract 2 \$4,006 | Brookl Ask Baths DOM | yn Heights \$2,649,000 2 687 | |
|--------------------------------------|--|-------------------------------|--------------------------|--------------------------------|--|--|
| 120 N Type Sqft PPSF | N 7 ST #PH4D Condo 1,516 \$1,712 | Status Beds Fees | Contract 3 \$1,814 | Willian Ask Baths DOM | nsburg \$2,595,000 2 31 | |
| 609 Type Sqft PPSF | WASHINGTON AN Townhouse 3,800 \$658 | ✓ E Status Beds Fees | Contract N/A N/A | Crown Ask Baths DOM | Heights \$2,500,000 N/A 439 | |
| 98 FF Type Sqft PPSF | RONT ST #GRD Condo 1,347 \$1,856 | Status Beds Fees | Contract 2 \$3,325 | Dumbo Ask Baths DOM | \$2,500,000 2.5 120 | |
| 85 JA Type Sqft PPSF | AY ST #12A-FRO Condo 1,291 \$1,883 | N T Status Beds Fees | Contract 2 \$3,065 | Dumbo Ask Baths DOM | \$2,430,000 2 741 | |
| 41 EA Type Sqft PPSF | ASTERN PKWY # Coop N/A N/A | 12A Status Beds Fees | Contract 4 \$2,850 | Prospe Ask Baths DOM | ect Heights \$2,300,000 2 N/A | |

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COMPASS DEVELOPMENT MARKETING GROUP

| | 153 \ | WILLOUGHBY A | VE | Clinton Hill | | | |
|--------|--|---|---|--------------------------------------|--|--|--|
| | Туре | Townhouse | Status | Contract | Ask | \$2,295,000 | |
| | Sqft | 2,520 | Beds | 5 | Baths | 2 | |
| | PPSF | \$911 | Fees | \$597 | DOM | 28 | |
| | | • | | . | | | |
| | 115 N | I 8 ST | | | Willia | nsburg | |
| T T | Туре | Townhouse | Status | Contract | Ask | \$2,200,000 | |
| | Sqft | 2,100 | Beds | 4 | Baths | 3 | |
| | PPSF | \$1,048 | Fees | \$327 | DOM | 133 | |
| | | | | | | | |
| - | 839 | GREENE AVE | | | Bedfor | d Stuyvesant | |
| | Туре | Multihouse | Status | Contract | Ask | \$2,195,000 | |
| | Sqft | 3,600 | Beds | 7 | Baths | 5 | |
| or and | PPSF | \$610 | Fees | \$225 | DOM | 342 | |
| | | | | | | | |
| | 243 | N 5 ST #1A | | | Willia | nsburg | |
| | | N 5 ST #1A | Status | Contract | | nsburg | |
| | Туре | Condo | Status | Contract | Ask | \$2,195,000 | |
| P. C. | | | Status Beds Fees | Contract 2 \$1,800 | | | |
| E I | Type Sqft PPSF | Condo N/A N/A | Beds | 2 | Ask Baths DOM | \$2,195,000 2 N/A | |
| | Type Sqft | Condo N/A N/A | Beds | 2 | Ask Baths | \$2,195,000 2 N/A | |
| | Type Sqft PPSF | Condo N/A N/A | Beds | 2 | Ask Baths DOM | \$2,195,000 2 N/A | |
| | Type Sqft PPSF 616 1 Type | Condo N/A N/A 0 ST | Beds Fees | 2 \$1,800 | Ask Baths DOM Park S | \$2,195,000 2 N/A lope \$2,095,000 | |
| | Type Sqft PPSF 616 1 Type | Condo N/A N/A 0 ST Townhouse | Beds Fees Status | 2 \$1,800 Contract | Ask Baths DOM Park S Ask | \$2,195,000 2 N/A lope \$2,095,000 | |
| | Type Sqft PPSF 616 1 Type Sqft PPSF | Condo N/A N/A 0 ST Townhouse N/A N/A | Beds Fees Status Beds Fees | 2 \$1,800 Contract 2 | Ask Baths DOM Park S Ask Baths DOM | \$2,195,000 2 N/A lope \$2,095,000 1 N/A | |
| | Type Sqft PPSF 616 1 Type Sqft PPSF | Condo N/A N/A O ST Townhouse N/A N/A OSPECT PK W | Beds Fees Status Beds Fees | 2 \$1,800 Contract 2 N/A | Ask Baths DOM Park S Ask Baths DOM Park S | \$2,195,000 2 N/A lope \$2,095,000 1 N/A | |
| | Type Sqft PPSF 616 1 Type Sqft PPSF 1 P R 0 Type | Condo N/A N/A O ST Townhouse N/A N/A OSPECT PK W = Condo | Beds Fees Status Beds Fees # 6 D Status | 2 \$1,800 Contract 2 N/A | Ask Baths DOM Park S Ask Baths DOM Park S Ask | \$2,195,000 2 N/A Iope \$2,095,000 1 N/A Iope \$2,075,000 | |
| | Type Sqft PPSF 616 1 Type Sqft PPSF 1 P R 0 Type Sqft | Condo N/A N/A 0 ST Townhouse N/A N/A OSPECT PK W Condo 1,076 | Beds Fees Status Beds Fees # 6 D Status Beds | 2 \$1,800 Contract 2 N/A | Ask Baths DOM Park S Ask Baths DOM Park S Ask Baths | \$2,195,000 2 N/A Iope \$2,095,000 1 N/A Iope \$2,075,000 2 | |
| | Type Sqft PPSF 616 1 Type Sqft PPSF 1 P R 0 Type | Condo N/A N/A O ST Townhouse N/A N/A OSPECT PK W = Condo | Beds Fees Status Beds Fees # 6 D Status | 2 \$1,800 Contract 2 N/A | Ask Baths DOM Park S Ask Baths DOM Park S Ask | \$2,195,000 2 N/A Iope \$2,095,000 1 N/A Iope \$2,075,000 | |

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Wingate

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406 HAWTHORNE ST #1

| Туре | Multihouse | Status | Contract | Ask | \$2,050,000 |
|------|------------|--------|----------|-------|-------------|
| Sqft | 3,460 | Beds | 6 | Baths | 3 |
| PPSF | \$593 | Fees | \$466 | DOM | 161 |
| | | | | | |



279 SACKETT ST #2 **Carroll Gardens** Туре Condo Status Contract Ask \$2,000,000 Sqft 1,249 Beds 3 **Baths** 2 PPSF \$946 DOM 28 \$1,602 Fees

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