

FEB 8 - 14, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 24 contracts signed this week, made up of 6 condos, 2 co-ops, and 16 houses. The previous week saw 20 deals.

\$2,896,909

Average Asking Price

\$2,499,500

Median Asking Price

\$1,025

Average PPSF

3%

Average Discount

\$69,525,800

Total Volume

234

Average Days On Market

290 Beaumont Street in Manhattan Beach entered contract this week, with a last asking price of \$6,290,000. This direct oceanfront home sits on a more than quarter-acre lot and spans 4,049 square feet with 4 beds and 3 baths. Featuring breathtaking beach views, heated swimming pool, and separate pool house with two bedrooms, this house offers excellent entertainment opportunity. The living room is equipped with a gas fireplace and marble flooring, along with gold finishes and ornate fixtures. The master bedroom opens to a private balcony, and offers an en-suite master bathroom with a large soaking tub.

Also signed this week was Unit PH10 at Parlour, located at 243 Fourth Avenue in Park Slope, with a last asking price of \$4,750,000. This new development condo unit was built in 2019 and spans 3,235 square feet with 5 beds and 4.5 baths. It features three private outdoor spaces, a loggia, roof terrace, and dining room balcony, arched windows with city views, 10-foot ceilings, and engineered white oak hardwood floors throughout. The custom kitchen is equipped with Italian cabinetry, Miele appliances, marble backsplash, and quartz counters & islands. The master suite features walk-in closets, a private balcony, and an en-suite master bath.

6

Condo Deal(s)

2

Co-op Deal(s)

16

Townhouse Deal(s)

\$2,928,334

Average Asking Price

\$2,147,500

Average Asking Price

\$2,978,800

Average Asking Price

\$2,587,500

Median Asking Price

\$2,147,500

Median Asking Price

\$2,575,000

Median Asking Price

\$1,366

Average PPSF

N/A

Average PPSF

\$889

Average PPSF

2,146

Average SqFt

N/A

Average SqFt

3,479

Average SqFt



290 BEAUMONT ST

Manhattan Beach

Type	Townhouse	Status	Contract	Ask	\$6,290,000
SqFt	4,049	Beds	4	Baths	3
PPSF	\$1,554	Fees	N/A	DOM	175



243 4 AVE #PH10

Park Slope

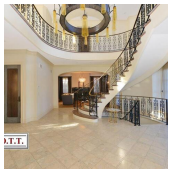
Type	Condo	Status	Contract	Ask	\$4,750,000
SqFt	3,235	Beds	5	Baths	4.5
PPSF	\$1,469	Fees	\$4,916	DOM	N/A



127 S 1 ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	4,000	Beds	6	Baths	6
PPSF	\$999	Fees	\$1,655	DOM	196



86 GAYLORD DR S

Mill Basin

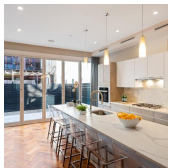
Type	Townhouse	Status	Contract	Ask	\$3,499,000
SqFt	6,260	Beds	7	Baths	5.5
PPSF	\$559	Fees	\$1,371	DOM	845



138 N 10 ST #THA

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,250,000
SqFt	2,177	Beds	2	Baths	2
PPSF	\$1,493	Fees	\$2,280	DOM	336



173 CONCORD ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,228,800
SqFt	3,875	Beds	5	Baths	4
PPSF	\$834	Fees	\$811	DOM	737

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.

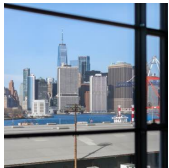


459 E 19 ST

Type	Townhouse	Status	Contract
Sqft	3,606	Beds	5
PPSF	\$887	Fees	\$1,150

Ditmas Park

Ask	\$3,195,000
Baths	2
DOM	83



160 IMLAY ST #4E2

Type	Condo	Status	Contract
Sqft	2,501	Beds	3
PPSF	\$1,100	Fees	\$3,380

Red Hook

Ask	\$2,750,000
Baths	3.5
DOM	153

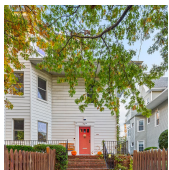


188 PK PL

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	5
PPSF	\$900	Fees	\$780

Upper West Side

Ask	\$2,700,000
Baths	3
DOM	69



1116 BEVERLY RD

Type	Townhouse	Status	Contract
Sqft	3,200	Beds	6
PPSF	\$843	Fees	\$740

Flatbush

Ask	\$2,695,000
Baths	4.5
DOM	87

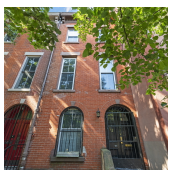


175 ECKFORD ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$561

Greenpoint

Ask	\$2,650,000
Baths	2
DOM	25



12 BUTLER ST

Type	Townhouse	Status	Contract
Sqft	2,352	Beds	5
PPSF	\$1,063	Fees	\$680

Carroll Gardens

Ask	\$2,500,000
Baths	3.5
DOM	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.

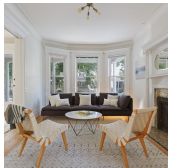


382 KEAP ST #A

Type	Townhouse	Status	Contract
Sqft	3,117	Beds	3
PPSF	\$802	Fees	\$1,539

Williamsburg

Ask	\$2,499,000
Baths	4
DOM	57



257 RUGBY RD

Type	Townhouse	Status	Contract
Sqft	2,638	Beds	5
PPSF	\$946	Fees	\$1,001

Flatbush

Ask	\$2,495,000
Baths	4
DOM	N/A

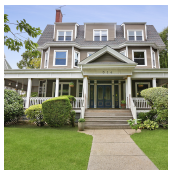


197 MADISON ST

Type	Multihouse	Status	Contract
Sqft	2,880	Beds	4
PPSF	\$867	Fees	\$206

Bedford Stuyvesant

Ask	\$2,495,000
Baths	4.5
DOM	240



314 E 17 ST

Type	Multihouse	Status	Contract
Sqft	5,000	Beds	7
PPSF	\$490	Fees	\$845

Flatbush

Ask	\$2,450,000
Baths	3
DOM	189

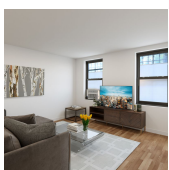


99 DOUGLASS ST #2

Type	Condo	Status	Contract
Sqft	1,631	Beds	3
PPSF	\$1,487	Fees	\$871

Gowanus

Ask	\$2,425,000
Baths	2.5
DOM	127



209 S OXFORD ST

Type	Multihouse	Status	Contract
Sqft	2,700	Beds	6
PPSF	\$889	Fees	\$875

Fort Greene

Ask	\$2,399,000
Baths	3
DOM	427

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.



289 1 ST

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	3
PPSF	\$998	Fees	\$448

Park Slope

Ask	\$2,395,000
Baths	3
DOM	117



271 14 ST #PH

Type	Condo	Status	Contract
Sqft	1,746	Beds	4
PPSF	\$1,315	Fees	\$2,468

Park Slope

Ask	\$2,295,000
Baths	2.5
DOM	228

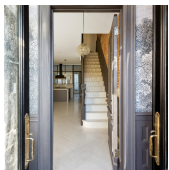


62 PIERREPONT ST #5CD

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$2,633

Brooklyn Heights

Ask	\$2,195,000
Baths	2
DOM	N/A



175 KINGSTON AVE

Type	Townhouse	Status	Contract
Sqft	3,100	Beds	6
PPSF	\$702	Fees	\$450

Crown Heights

Ask	\$2,175,000
Baths	5.5
DOM	32

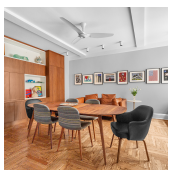


805 WASHINGTON AVE #6D

Type	Condo	Status	Contract
Sqft	1,582	Beds	3
PPSF	\$1,328	Fees	\$2,047

Crown Heights

Ask	\$2,100,000
Baths	2.5
DOM	520



135 EASTERN PKWY #13G

Type	Coop	Status	Contract
Sqft	N/A	Beds	2
PPSF	N/A	Fees	\$2,100

Prospect Heights

Ask	\$2,100,000
Baths	2
DOM	34

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.