

FEB 22 - 28, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 18 contracts signed this week, made up of 11 condos, and 7 houses. The previous week saw 23 deals.

\$2,567,612	\$2,337,000	\$1,278
Average Asking Price	Median Asking Price	Average PPSF
3%	\$46,216,999	215
Average Discount	Total Volume	Average Days On Market

1 Clinton Street #15D in Brooklyn Heights entered contract this week, with a last asking price of \$3,844,000. Built in 2020, this condo residence spans 2,176 square feet with 3 beds and 2.5 baths. It offers amazing views of New York Harbor and downtown Manhattan from its south and west faces, a gracious foyer with powder room, a 29-foot living space, and a massive 20-foot-wide windowed kitchen. The master suite anchors the southwest corner and features a five-fixture, marble-clad bath and walk-in closet. Building amenities include full-time staff, a 2,000 square foot fitness center, a 3,500 square foot residents' terrace, and much more.

Also signed this week was 20 Polhemus Place in Park Slope, with a last asking price of \$3,700,000. One of 6 Romanesque Revival homes on the block and built in 1901, this townhome has a 45-by-18.5-foot footprint and spans 3,080 square feet with 5 beds and 3 baths. It features 3 wood burning fireplaces, central air, a deck off the parlor floor kitchen leading to a large garden, gas lights in front and back, original floors, and much more. Many parts of the house have been restored and renovated, but have been updated to preserve their historic detail.

11	0	7
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,644,000	\$0	\$2,447,572
Average Asking Price	Average Asking Price	Average Asking Price
\$2,531,000	\$0	\$2,199,999
Median Asking Price	Median Asking Price	Median Asking Price
\$1,462	N/A	\$875
Average PPSF	Average PPSF	Average PPSF
1,840	N/A	2,833
Average SqFt	Average SqFt	Average SqFt



1 CLINTON ST #15D

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,844,000
SqFt	2,176	Beds	3	Baths	2.5
PPSF	\$1,767	Fees	\$4,570	DOM	N/A



20 POLHEMUS PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,700,000
SqFt	3,200	Beds	5	Baths	3
PPSF	\$1,157	Fees	\$865	DOM	23



1 PROSPECT PK W #3C

Park Slope

Type	Condo	Status	Contract	Ask	\$3,500,000
SqFt	2,046	Beds	3	Baths	2.5
PPSF	\$1,711	Fees	\$4,579	DOM	203



4 61 11 ST

Park Slope

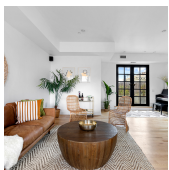
Type	Townhouse	Status	Contract	Ask	\$2,800,000
SqFt	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$558	DOM	10



50 GREENPOINT AVE #5G6F

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,695,000
SqFt	2,091	Beds	4	Baths	3.5
PPSF	\$1,289	Fees	\$1,919	DOM	228



138 BROADWAY #PHG

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,695,000
SqFt	1,958	Beds	3	Baths	3
PPSF	\$1,377	Fees	\$3,633	DOM	270

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1 PROSPECT PK W #PHB

Park Slope

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	1,313	Beds	2	Baths	2
PPSF	\$2,019	Fees	\$3,190	DOM	205



1 CLINTON ST #5G

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,531,000
Sqft	1,521	Beds	2	Baths	2.5
PPSF	\$1,665	Fees	\$3,109	DOM	643



652 BERGEN ST #1B

Prospect Heights

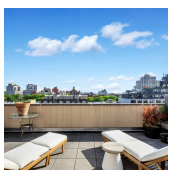
Type	Condo	Status	Contract	Ask	\$2,399,000
Sqft	2,350	Beds	3	Baths	3
PPSF	\$1,021	Fees	\$2,741	DOM	208



328 DEAN ST #5C

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,275,000
Sqft	1,775	Beds	3	Baths	3
PPSF	\$1,282	Fees	\$538	DOM	257



324 DEAN ST #PHC

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,275,000
Sqft	1,775	Beds	3	Baths	3
PPSF	\$1,282	Fees	\$538	DOM	270

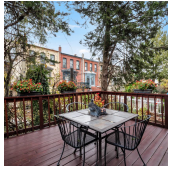


202 VAN BUREN ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	3,000	Beds	3	Baths	2.5
PPSF	\$734	Fees	\$262	DOM	88

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171 MAPLE ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,199,999
Sqft	2,467	Beds	3	Baths	2
PPSF	\$892	Fees	\$597	DOM	N/A



11 HOYT ST #24C

Downtown

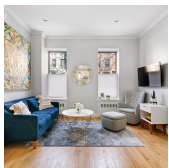
Type	Condo	Status	Contract	Ask	\$2,120,000
Sqft	1,407	Beds	3	Baths	2
PPSF	\$1,507	Fees	\$2,862	DOM	N/A



358 DOUGLASS ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,822	Beds	3	Baths	1.5
PPSF	\$1,153	Fees	\$888	DOM	203



382 BERGEN ST

Park Slope

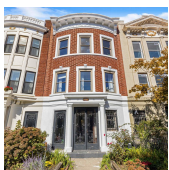
Type	Townhouse	Status	Contract	Ask	\$2,095,000
Sqft	2,150	Beds	3	Baths	2
PPSF	\$975	Fees	N/A	DOM	2



414 9 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,088,000
Sqft	N/A	Beds	6	Baths	2
PPSF	N/A	Fees	N/A	DOM	480



361 PKSIDE AVE

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,050,000
Sqft	3,348	Beds	4	Baths	3.5
PPSF	\$613	Fees	\$756	DOM	129

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