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

JULY 6 - 11, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 21 contracts signed this week, made up of 8 condos, 3 co-ops, and 10 houses. The previous week saw 23 deals.

\$2,954,572	\$2,750,000	\$1,228
Average Asking Price	Median Asking Price	Average PPSF
0%	\$62,045,999	129
Average Discount	Total Volume	Average Days On Market

Unit 1N/2N at 200 Hicks Street in Brooklyn Heights entered contract this week, with a last asking price of \$3,999,000. Originally built in 1910, this co-op maisonette has 3 beds and 2 full baths. It features a large parlor, lower floor duplex, high ceilings, 7-foot windows, dentil crown moldings, high-end appliances with custom white cabinetry housing, a wood-burning fireplace with original mantel, and a primary bedroom with en suite bath and large custom closet. The building is full-service and provides a range of amenities.

Also signed this week was Unit 1 at 155 Noble Street in Greenpoint, with a last asking price of \$3,995,000. Originally built in 1931 and converted in 2019, this loft-like condo spans 3,689 square feet with 3 beds and 3 full baths. It features four sunny exposures, high ceilings, private rooftop space, a basement storage room, oversized windows, herringbone inlaid oak floors, designer lighting, fumed oak gray cabinetry, marble countertops, a 30-foot wide primary bedroom with large walk-in dressing room and windowed bath, and much more. The building provides a virtual doorman, keyed elevator access, basement storage rooms, and private rooftop spaces with panoramic views.

8	3	10
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$3,074,250	\$3,164,667	\$2,795,800
Average Asking Price	Average Asking Price	Average Asking Price
\$3,150,000	\$3,200,000	\$2,572,500
Median Asking Price	Median Asking Price	Median Asking Price
\$1,594	\$1,524	\$821
Average PPSF	Average PPSF	Average PPSF
1,955	2,100	3,430
Average SqFt	Average SqFt	Average SqFt

COMPASS DEVELOPMENT MARKETING GROUP

	200	HICKS ST #1N	/ 2 N	Brookl	yn Heights		
	Туре	Соор	Status	Contract	Ask	\$3,999,000	
	SqFt	N/A	Beds	3	Baths	2	
	PPSF	N/A	Fees	\$4,843	DOM	210	
					_		
	155 N	NOBLE ST #1			Greenp	point	
	Туре	Condo	Status	Contract	Ask	\$3,995,000	
	SqFt	3,689	Beds	3	Baths	3	
	PPSF	\$1,083	Fees	\$1,720	DOM	122	
	111 L	EFFERTS PL			Clintor	n Hill	
REEFICE	Туре	Townhouse	Status	Contract	Ask	\$3,795,000	
S EIDER	SqFt	4,280	Beds	9	Baths	4	
	PPSF	\$887	Fees	N/A	DOM	79	
	561 PACIFIC ST #PH1201				Boerum Hill		
	561 F	PACIFIC ST #P	H1201		Boerur	n Hill	
	561 F Type	PACIFIC ST #P	H 1 2 0 1 Status	Contract	Boerur Ask	n Hill \$3,795,000	
				Contract 3			
	Туре	Condo	Status		Ask	\$3,795,000	
	Type SqFt	Condo N/A	Status Beds	3	Ask Baths	\$3,795,000 3	
	Type SqFt PPSF	Condo N/A	Status Beds Fees	3	Ask Baths DOM	\$3,795,000 3	
	Type SqFt PPSF	Condo N/A N/A	Status Beds Fees	3	Ask Baths DOM	\$3,795,000 3 364	
	Type SqFt PPSF	Condo N/A N/A	Status Beds Fees	3 \$5,296	Ask Baths DOM Brookl	\$3,795,000 3 364 yn Heights \$3,690,000	
	Type SqFt PPSF 1 CLI Type	Condo N/A N/A INTON ST #19 Condo	Status Beds Fees A Status	3 \$5,296 Contract	Ask Baths DOM Brookl Ask	\$3,795,000 3 364 yn Heights \$3,690,000	
	Type SqFt PPSF 1 CLI Type SqFt	Condo N/A N/A INTON ST #19 Condo 1,993	Status Beds Fees A Status Beds	3 \$5,296 Contract 3	Ask Baths DOM Brookl Ask Baths	\$3,795,000 3 364 yn Heights \$3,690,000 2	
	Type SqFt PPSF 1 CLI Type SqFt PPSF	Condo N/A N/A INTON ST #19 Condo 1,993	Status Beds Fees A Status Beds	3 \$5,296 Contract 3	Ask Baths DOM Brookl Ask Baths DOM	\$3,795,000 3 364 yn Heights \$3,690,000 2	
	Type SqFt PPSF 1 CLI Type SqFt PPSF	Condo N/A N/A INTON ST #19 Condo 1,993 \$1,852	Status Beds Fees A Status Beds	3 \$5,296 Contract 3	Ask Baths DOM Brookl Ask Baths DOM	\$3,795,000 3 364 yn Heights \$3,690,000 2 N/A	
	Type SqFt PPSF 1 CLI Type SqFt PPSF 56 B Type SqFt	Condo N/A N/A INTON ST #19 Condo 1,993 \$1,852 UTLER ST	Status Beds Fees A Status Beds Fees	3 \$5,296 Contract 3 \$5,046	Ask Baths DOM Brookl Ask Baths DOM	\$3,795,000 3 364 yn Heights \$3,690,000 2 N/A	
	Type SqFt PPSF 1 CLI Type SqFt PPSF 56 B Type	Condo N/A N/A INTON ST #19 Condo 1,993 \$1,852 UTLER ST Townhouse	Status Beds Fees A Status Beds Fees Status	3 \$5,296 Contract 3 \$5,046 Contract	Ask Baths DOM BrookI Ask Baths DOM Carrol Ask	\$3,795,000 3 364 yn Heights \$3,690,000 2 N/A I Gardens \$3,650,000	

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	1 P R (OSPECT PK W	# 4 C	Park Slope				
	Туре	Condo	Status	Contract	Ask	\$3,550,000		
i i i i i i i i i i i i i i i i i i i	Sqft	2,046	Beds	3	Baths	N/A		
	PPSF	\$1,736	Fees	\$4,727	DOM	126		
	362A	14 ST			Park S	lope		
	Туре	Townhouse	Status	Contract	Ask	\$3,294,000		
THE REAL	Sqft	N/A	Beds	5	Baths	4		
	PPSF	N/A	Fees	N/A	DOM	26		
	224	HENRY ST #1			Brookl	yn Heights		
			Status	Contract	Ask	\$3,200,000		
	Type Sqft	Соор 2,100	Beds	3	Ask Baths	\$3,200,000 2.5		
	PPSF	\$1,524	Fees	S N/A	DOM	36		
	416 STERLING PL				Prospect Heights			
	Туре	Multihouse	Status	Contract	Ask	\$2,999,999		
	Sqft	3,284	Beds	5	Baths	3		
	PPSF	\$914	Fees	N/A	DOM	32		
	675	AVE #123			Park S	lope		
	Туре	Multihouse	Status	Contract	Ask	\$2,750,000		
	Sqft	N/A	Beds	3	Baths			
	PPSF	N/A	Fees	\$690	DOM	259		
	11 H C	DYT ST #46H			Downt	own		
		Condo	Status	Contract	Ask	\$2,750,000		
	Type Sqft	Londo 1,560	Status Beds	Contract 3	Ask Baths	\$2,750,000 3		
		1,000	Deas	3	Duuis	5		
	PPSF	\$1,763	Fees	\$3,187	DOM	141		

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1	85 JAY ST #15D-FRONT				Dumbo			
Billion Laters	Туре	Condo	Status	Contract	Ask	\$2,465,000		
- Annual -	Sqft	1,327	Beds	2	Baths	2		
	PPSF	\$1,858	Fees	\$3,151	DOM	N/A		
0.1.	253 1	MACON ST			Bedfor	d Stuyvesant		
÷ 💽 🖬 👘	Туре	Townhouse	Status	Contract	Ask	\$2,395,000		
	Sqft	N/A	Beds	6	Baths	5.5		
A Ven	PPSF	N/A	Fees	\$609	DOM	35		
	325A	21 ST			Green	wood		
			Charters	Contract				
	Type Sqft	Townhouse 2,464	Status Beds	Contract 4	Ask Baths	\$2,349,000 3.5		
	PPSF	\$954	Fees	4 N/A	DOM	41		
	FFJI	¥7 5 4	1665	IVA	DOM	41		
397 JEFFERSON AVE			√ E		Bedfor	Bedford Stuyvesant		
	Туре	Townhouse	Status	Contract	Ask	\$2,300,000		
	Sqft	4,150	Beds	8	Baths	5		
	PPSF	\$555	Fees	N/A	DOM	167		
	25.5	OXFORD ST #	±1/2		Fort G	reene		
E.F.				Contract				
	Type	Coop N/A	Status Beds	Contract 3	Ask Baths	\$2,295,000 2.5		
	Sqft PPSF	N/A	Fees	S N/A	DOM	18		
	FFJI	NA	1665	IVA	DOM	10		
	1001	65 ST			Boroug	Jh Park		
	Туре	Townhouse	Status	Contract	Ask	\$2,250,000		
	Sqft	2,904	Beds	N/A	Baths	3		
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	PPSF	\$775	Fees	\$983	DOM	67		

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	1 MA Type Sqft PPSF	IN ST #9K Condo 1,414 \$1,591	Status Beds Fees	Contract 1 \$1,865	Dumbo Ask Baths DOM	\$2,249,000 1 198	
	1109	PK PL			Crown	Heights	
	Туре	Townhouse	Status	Contract	Ask	\$2,175,000	
	Sqft	3,041	Beds	4	Baths	3	
H	PPSF	\$716	Fees	N/A	DOM	102	
A							
A							

	574	WASHINGTON	Clinton Hill				
	Туре	Condo	Status	Contract	Ask	\$2,100,000	
	Sqft	1,651	Beds	3	Baths	2	
P	PPSF	\$1,272	Fees	\$513	DOM	323	

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