

JUL 26 - AUG 1, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 6 condos, 1 coop, and 8 houses. The previous week saw 19 deals.. For more information or data, please reach out to a Compass agent.

\$3,299,200

Average Asking Price

\$2,790,000

Median Asking Price

\$1,317

Average PPSF

2%

Average Discount

\$49,488,000

Total Volume

116

Average Days On Market

Unit 32B at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,388,000. Built in 2020, this condo spans 2,562 square feet with 4 beds and 3 full baths. It features 8-foot windows with harbor views, a pillarless 39-foot great room with an open kitchen, triple exposures, and much more. The primary suite rests on the eastern portion of the property and includes a windowed, five-fixture marble clad bath, and two walk-in closets. The building provides a number of amenities, including a 2,000 square foot fitness center, a residents terrace for grilling and lounging, a sky lounge and terrace, and underground parking.

Also signed this week was 60 Montgomery Place in Park Slope, with a last asking price of \$4,995,000. This townhouse spans 5,874 square feet over four stories on a 20-foot wide lot, with 7 beds and 5 baths. It features high cathedral ceilings, hardwood floors throughout, a roof deck attached to the green roof, multiple fireplaces, central air, an eat-in kitchen with high-end appliances, a deck overlooking the patio, and much more. The primary suite is on the second level and includes an attached office, walk-in closet, and direct family room access.

6

Condo Deal(s)

1

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,018,000

Average Asking Price

\$3,950,000

Average Asking Price

\$3,428,750

Average Asking Price

\$2,512,500

Median Asking Price

\$3,950,000

Median Asking Price

\$3,270,000

Median Asking Price

\$1,773

Average PPSF

N/A

Average PPSF

\$926

Average PPSF

1,683

Average SqFt

N/A

Average SqFt

3,619

Average SqFt



1 CLINTON ST #32B

Brooklyn Heights

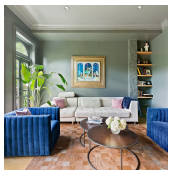
Type	Condo	Status	Contract	Ask	\$5,388,000
SqFt	2,562	Beds	4	Baths	3.5
PPSF	\$2,104	Fees	\$6,860	DOM	N/A



60 MONTGOMERY PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,995,000
SqFt	5,874	Beds	7	Baths	4.5
PPSF	\$850	Fees	\$122	DOM	3



576 BERGEN ST

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,350,000
SqFt	3,600	Beds	5	Baths	4.5
PPSF	\$1,209	Fees	\$997	DOM	38



708 PRESIDENT ST

Park Slope

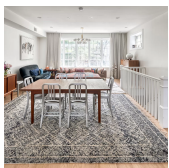
Type	Townhouse	Status	Contract	Ask	\$4,150,000
SqFt	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$794	DOM	139



27 PROSPECT PK W #14AB

Park Slope

Type	Coop	Status	Contract	Ask	\$3,950,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	N/A	DOM	95



875 PACIFIC ST

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,750,000
SqFt	3,500	Beds	5	Baths	4.5
PPSF	\$1,072	Fees	\$399	DOM	432

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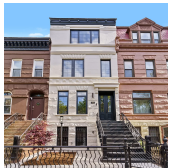


85 JAY ST #PH21A-FRONT

Dumbo

Type	Condo	Status	Contract
Sqft	1,439	Beds	2
PPSF	\$2,360	Fees	\$3,645

Ask	\$3,395,000
Baths	2.5
DOM	N/A



480 MAC DONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,088	Beds	6
PPSF	\$904	Fees	\$482

Ask	\$2,790,000
Baths	5
DOM	80

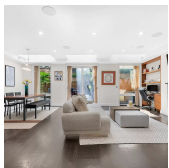


214 MARLBOROUGH RD

Prospect Park South

Type	Townhouse	Status	Contract
Sqft	3,906	Beds	7
PPSF	\$705	Fees	N/A

Ask	\$2,750,000
Baths	3.5
DOM	N/A

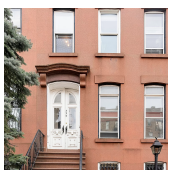


910 UNION ST #1A

Park Slope

Type	Condo	Status	Contract
Sqft	1,903	Beds	3
PPSF	\$1,406	Fees	\$2,703

Ask	\$2,675,000
Baths	2.5
DOM	337

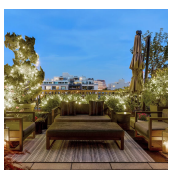


420 9 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	2,660	Beds	5
PPSF	\$976	Fees	N/A

Ask	\$2,595,000
Baths	2.5
DOM	21



79 BRIDGE ST #5F

Fort Greene

Type	Condo	Status	Contract
Sqft	1,426	Beds	2
PPSF	\$1,648	Fees	\$2,560

Ask	\$2,350,000
Baths	2
DOM	55

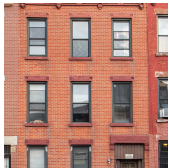
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550 VANDERBILT AVE #1608

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,503	Beds	2	Baths	2.5
PPSF	\$1,498	Fees	\$1,845	DOM	N/A



371 DOUGLASS ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,050,000
Sqft	2,700	Beds	6	Baths	3.5
PPSF	\$760	Fees	\$555	DOM	50



70 WASHINGTON ST #PHJ

Dumbo

Type	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,264	Beds	1	Baths	2
PPSF	\$1,622	Fees	\$2,556	DOM	20

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