

OCT 25 - 31, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 14 condos, and 13 houses. The previous week saw 32 deals. For more information or data, please reach out to a Compass agent.

**\$2,978,445**

Average Asking Price

**\$2,499,000**

Median Asking Price

**\$1,363**

Average PPSF

**2%**

Average Discount

**\$80,418,000**

Total Volume

**182**

Average Days On Market

Penthouse 1A at 22 North 6th Street in Williamsburg entered contract this week, with a last asking price of \$5,245,000. Built in 2008, this duplex penthouse condo spans 2,655 square feet with 3 beds and 3 full baths. It features an open concept living area, 20-foot ceilings, floor-to-ceiling windows, a gas fireplace, 550 square feet of private terrace offering city and river views, an oversized kitchen with tons of storage and high-end appliances, a home office, and much more. The building provides a 24-hour doorman, an indoor pool, steam room, sauna, fitness center, resident's lounge, parking garage, and a number of other amenities.

Also signed this week was Unit 37B at 1 Clinton Street, located in Brooklyn Heights, with a last asking price of \$4,850,000. Built in 2020, this condo spans 2,484 square feet with 4 beds and 3 full baths. It features south, east, and west exposures, harbor and river views, seventeen 8-foot windows, a pillar-less 37-foot great room with an open kitchen, a primary suite with a five-fixture marble clad bath and two walk-in closets, and much more. The building provides a full-time doorman, a large fitness center with sauna and hot tub, a 3,500 square foot residents terrace, a sky lounge, and many other amenities.

**14**

Condo Deal(s)

**0**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$3,055,286**

Average Asking Price

**\$0**

Average Asking Price

**\$2,895,693**

Average Asking Price

**\$2,562,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,395,000**

Median Asking Price

**\$1,742**

Average PPSF

**N/A**

Average PPSF

**\$956**

Average PPSF

**1,735**

Average SqFt

**N/A**

Average SqFt

**3,162**

Average SqFt



**22 N 6 ST #PH1A**

Williamsburg

Type	Condo	Status	Contract
SqFt	2,655	Beds	3
PPSF	\$1,976	Fees	\$2,914

Ask	\$5,245,000
Baths	3
DOM	174



**1 CLINTON ST #37B**

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,484	Beds	4
PPSF	\$1,953	Fees	\$6,902

Ask	\$4,850,000
Baths	3.5
DOM	215



**280 GARFIELD PL**

Park Slope

Type	Townhouse	Status	Contract
SqFt	4,640	Beds	5
PPSF	\$948	Fees	\$1,065

Ask	\$4,395,000
Baths	3.5
DOM	137



**50 BRIDGE PK DR #11A**

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,487	Beds	4
PPSF	\$1,750	Fees	\$4,727

Ask	\$4,350,000
Baths	3.5
DOM	179



**45 S OXFORD ST**

Fort Greene

Type	Townhouse	Status	Contract
SqFt	4,040	Beds	6
PPSF	\$1,040	Fees	\$936

Ask	\$4,200,000
Baths	4
DOM	22



**92 MONROE ST**

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	4,200	Beds	6
PPSF	\$983	Fees	\$655

Ask	\$4,125,000
Baths	4
DOM	9

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**85 JAY ST #8S-FRONT**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>Sqft</b>	2,116	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,773	<b>Fees</b>	\$5,580	<b>DOM</b>	60



**4 27 10 ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,295,000
<b>Sqft</b>	1,664	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,981	<b>Fees</b>	\$681	<b>DOM</b>	26



**59 LEFFERTS PL**

Clinton Hill

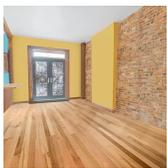
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	3,960	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	\$821	<b>Fees</b>	\$1,965	<b>DOM</b>	87



**22 N 6 ST #PH4G**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	1,596	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,037	<b>Fees</b>	\$1,851	<b>DOM</b>	28



**4 6 8 6 ST**

Park Slope

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	3,054	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$981	<b>Fees</b>	\$681	<b>DOM</b>	237



**85 JAY ST**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,805,000
<b>Sqft</b>	1,630	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,721	<b>Fees</b>	\$3,870	<b>DOM</b>	153

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**168 PLYMOUTH ST #4A**

**Dumbo**

**Type** Condo  
**Sqft** 1,504  
**PPSF** \$1,746

**Status** Contract  
**Beds** 2  
**Fees** \$2,963

**Ask** \$2,625,000  
**Baths** 2  
**DOM** N/A



**50 BAYARD ST #4H**

**Williamsburg**

**Type** Condo  
**Sqft** 1,450  
**PPSF** \$1,724

**Status** Contract  
**Beds** 3  
**Fees** \$1,819

**Ask** \$2,499,000  
**Baths** 2  
**DOM** 111



**58 BUTLER ST #3**

**Cobble Hill**

**Type** Condo  
**Sqft** 1,409  
**PPSF** \$1,771

**Status** Contract  
**Beds** 3  
**Fees** \$1,086

**Ask** \$2,495,000  
**Baths** 2  
**DOM** 21



**31 3 ST**

**Gowanus**

**Type** Townhouse  
**Sqft** 2,450  
**PPSF** \$978

**Status** Contract  
**Beds** 5  
**Fees** N/A

**Ask** \$2,395,000  
**Baths** 3  
**DOM** 447

**243 4 AVE #7B**

**Park Slope**

**Type** Condo  
**Sqft** 1,648  
**PPSF** \$1,426

**Status** Contract  
**Beds** 3  
**Fees** \$1,382

**Ask** \$2,350,000  
**Baths** 3.5  
**DOM** 313



**75 BUCKINGHAM RD**

**Prospect Park South**

**Type** Townhouse  
**Sqft** 2,800  
**PPSF** \$804

**Status** Contract  
**Beds** 4  
**Fees** N/A

**Ask** \$2,250,000  
**Baths** 2  
**DOM** 219

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**521 EASTERN PKWY**

**Crown Heights**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	3,372	<b>Beds</b>	9	<b>Baths</b>	5.5
<b>PPSF</b>	\$668	<b>Fees</b>	\$549	<b>DOM</b>	24



**11 HOYT ST #49G**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,230,000
<b>Sqft</b>	1,306	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,708	<b>Fees</b>	\$2,668	<b>DOM</b>	684



**773 E 21 ST**

**Flatbush**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,000
<b>Sqft</b>	3,563	<b>Beds</b>	7	<b>Baths</b>	3.5
<b>PPSF</b>	\$618	<b>Fees</b>	\$739	<b>DOM</b>	198



**141 CALYER ST**

**Greenpoint**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,195,000
<b>Sqft</b>	2,800	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$784	<b>Fees</b>	\$495	<b>DOM</b>	18



**185 18 ST #PH1103**

**Greenwood**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,125,000
<b>Sqft</b>	1,542	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,379	<b>Fees</b>	\$2,899	<b>DOM</b>	66



**50 BRIDGE PK DR #19E**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,214	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,730	<b>Fees</b>	\$2,305	<b>DOM</b>	874

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**279 SACKETT ST #3**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,249	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,682	<b>Fees</b>	\$946	<b>DOM</b>	N/A



**470 MAC DONOUGH ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,095,000
<b>Sqft</b>	2,508	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$836	<b>Fees</b>	\$382	<b>DOM</b>	136



**1970 E 13 ST**

**Homecrest**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,000,000
<b>Sqft</b>	2,052	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$975	<b>Fees</b>	\$693	<b>DOM</b>	91

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