

FEB 14 - 20, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 18 condos, and 7 houses. The previous week saw 38 deals. For more information or data, please reach out to a Compass agent.

\$2,904,543

Average Asking Price

\$2,500,000

Median Asking Price

\$1,528

Average PPSF

1%

Average Discount

\$72,613,575

Total Volume

106

Average Days On Market

Unit 23A at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$7,500,000. Built in 2021, this condo spans 3,073 square feet with 4 beds and 3 full baths. It features a 382-square foot river-facing private terrace, a formal foyer and gallery with a wet bar, a custom-designed kitchen with high-end appliances and stone slab island, a primary suite with an en-suite, windowed, stone-lined bathroom, a laundry room, and much more. The building provides a fully-serviced lobby, a state-of-the-art fitness center, a bowling alley, indoor and outdoor pools, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was Unit 1205 at 58 Saint Marks Place in Boerum Hill, with a last asking price of \$5,000,000. Built in 2020, this condo spans 2,895 square feet with 4 beds and 3 full baths. It features 10-foot ceilings, 1,161 square feet of private outdoor space including a rooftop terrace, 7-inch white oak floors, sound-cancelling insulation, a custom kitchen with glass cabinets and high-end appliances, and much more. The building provides a full-time attended lobby, a live-in resident manager, on-site parking, storage, and many other amenities.

18

Condo Deal(s)

0

Co-op Deal(s)

7

Townhouse Deal(s)

\$2,912,699

Average Asking Price

\$0

Average Asking Price

\$2,883,572

Average Asking Price

\$2,597,500

Median Asking Price

\$0

Median Asking Price

\$2,450,000

Median Asking Price

\$1,672

Average PPSF

N/A

Average PPSF

\$1,094

Average PPSF

1,759

Average SqFt

N/A

Average SqFt

2,571

Average SqFt



30 FRONT ST #23A

Dumbo

Type	Condo	Status	Contract	Ask	\$7,500,000
SqFt	3,073	Beds	4	Baths	3.5
PPSF	\$2,441	Fees	\$6,089	DOM	N/A



58 ST MARKS PL #1205

Boerum Hill

Type	Condo	Status	Contract	Ask	\$5,000,000
SqFt	2,895	Beds	4	Baths	3.5
PPSF	\$1,728	Fees	\$6,602	DOM	N/A



186 PK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,100,000
SqFt	3,266	Beds	5	Baths	3.5
PPSF	\$1,255	Fees	\$784	DOM	10



60 ST FELIX ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	N/A	Beds	5	Baths	3.5
PPSF	N/A	Fees	\$984	DOM	1



58 ST MARKS PL #1107

Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,161,000
SqFt	1,737	Beds	3	Baths	2.5
PPSF	\$1,820	Fees	\$3,726	DOM	N/A



570 16 ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,995,000
SqFt	1,680	Beds	4	Baths	2.5
PPSF	\$1,783	Fees	\$546	DOM	N/A

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480 DEGRAW ST #1B

Gowanus

Type	Condo	Status	Contract
Sqft	2,152	Beds	3
PPSF	\$1,371	Fees	\$2,098

Ask	\$2,950,000
Baths	2
DOM	N/A



85 JAY ST #14E-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,637	Beds	3
PPSF	\$1,741	Fees	\$3,887

Ask	\$2,850,000
Baths	3
DOM	64



320 SACKETT ST #1

Carroll Gardens

Type	Condo	Status	Contract
Sqft	2,008	Beds	2
PPSF	\$1,410	Fees	\$1,687

Ask	\$2,829,575
Baths	2.5
DOM	N/A



78 AMITY ST #2A

Cobble Hill

Type	Condo	Status	Contract
Sqft	1,300	Beds	3
PPSF	\$2,150	Fees	\$2,269

Ask	\$2,795,000
Baths	2
DOM	208



550 METROPOLITAN AVE #PH2

Williamsburg

Type	Condo	Status	Contract
Sqft	1,816	Beds	3
PPSF	\$1,515	Fees	\$3,058

Ask	\$2,750,000
Baths	2
DOM	91



610 WARREN ST #PHB

Gowanus

Type	Condo	Status	Contract
Sqft	1,806	Beds	4
PPSF	\$1,493	Fees	\$2,547

Ask	\$2,695,000
Baths	3
DOM	112

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85 JAY ST #15D-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,327	Beds	2
PPSF	\$1,884	Fees	\$3,151

Ask	\$2,500,000
Baths	2
DOM	N/A



338 A 7 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	2,430	Beds	4
PPSF	\$1,009	Fees	\$489

Ask	\$2,450,000
Baths	3.5
DOM	30



510 DRIGGS AVE #5A

Williamsburg

Type	Condo	Status	Contract
Sqft	1,181	Beds	2
PPSF	\$1,990	Fees	\$2,358

Ask	\$2,350,000
Baths	2
DOM	136



58 ST MARKS PL #908

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,333	Beds	3
PPSF	\$1,726	Fees	\$2,822

Ask	\$2,300,000
Baths	2
DOM	N/A



160 IMLAY ST #5C2

Red Hook

Type	Condo	Status	Contract
Sqft	2,770	Beds	3
PPSF	\$830	Fees	\$2,800

Ask	\$2,298,000
Baths	3.5
DOM	122



1734 72 ST

Bensonhurst

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	8
PPSF	\$750	Fees	\$511

Ask	\$2,250,000
Baths	4
DOM	105

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433 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	5
PPSF	\$936	Fees	N/A

Ask	\$2,245,000
Baths	3.5
DOM	301



208 MIDWOOD ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract
Sqft	2,645	Beds	4
PPSF	\$830	Fees	\$601

Ask	\$2,195,000
Baths	2
DOM	24



1080 LORIMER ST #2A

Greenpoint

Type	Condo	Status	Contract
Sqft	1,490	Beds	3
PPSF	\$1,443	Fees	\$2,720

Ask	\$2,150,000
Baths	2
DOM	248



58 ST MARKS PL #810

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,330	Beds	2
PPSF	\$1,598	Fees	\$2,779

Ask	\$2,125,000
Baths	2
DOM	N/A



58 ST MARKS PL #608

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,332	Beds	3
PPSF	\$1,577	Fees	\$2,813

Ask	\$2,100,000
Baths	2
DOM	N/A



171 COLUMBIA HTS #4D

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	1,046	Beds	2
PPSF	\$1,960	Fees	\$2,674

Ask	\$2,050,000
Baths	2
DOM	123

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76 SCHERMERHORN ST # 4 A

Type	Condo	Status	Contract
Sqft	1,429	Beds	3
PPSF	\$1,418	Fees	\$3,649

Boerum Hill

Ask	\$2,025,000
Baths	2
DOM	12

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