

FEB 21 - 27, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 13 condos, and 8 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$3,543,477

Average Asking Price

\$2,500,000

Median Asking Price

\$1,460

Average PPSF

2%

Average Discount

\$74,413,000

Total Volume

135

Average Days On Market

17 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$12,250,000. This 25-foot wide townhouse spans 6,232 square feet with 7 beds and 3 full baths. It features stained glass windows, mahogany columns, herringbone floors, delicately carved mantels, five working gas fireplaces, high coffered ceilings, a functional kitchen with handcrafted cabinetry and a marble center island, a large wine cellar, a dumbwaiter, and much more.

Also signed this week was Unit 24A at 30 Front Street in DUMBO, with a last asking price of \$6,995,000. Built in 2021, this condo spans 2,849 square feet with 4 beds and 3 full baths. It features incredible views, a private 404 square foot terrace, a formal entry foyer with wet bar and custom maple cabinetry, a custom kitchen with stone slab island and high-end appliances, a primary suite with a grand bathroom with honed stone walls, flooring and countertops, and more. The building provides a state-of-the-art fitness center, a bowling alley, a large indoor lap pool, a 24-hour doorman and concierge, and many other amenities.

13

Condo Deal(s)

0

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,155,385

Average Asking Price

\$0

Average Asking Price

\$4,174,125

Average Asking Price

\$2,495,000

Median Asking Price

\$0

Median Asking Price

\$2,949,000

Median Asking Price

\$1,653

Average PPSF

N/A

Average PPSF

\$1,147

Average PPSF

1,852

Average SqFt

N/A

Average SqFt

3,640

Average SqFt



17 PROSPECT PK W

Park Slope

Type	Townhouse	Status	Contract	Ask	\$12,250,000
SqFt	6,232	Beds	7	Baths	3.5
PPSF	\$1,966	Fees	\$1,961	DOM	N/A



30 FRONT ST #24A

Dumbo

Type	Condo	Status	Contract	Ask	\$6,995,000
SqFt	2,849	Beds	4	Baths	3.5
PPSF	\$2,456	Fees	\$5,679	DOM	N/A



2 GRACE CT ALLEY

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,950,000
SqFt	2,800	Beds	4	Baths	3
PPSF	\$1,768	Fees	\$2,050	DOM	142



1 CLINTON ST #33A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,940,000
SqFt	2,308	Beds	4	Baths	3
PPSF	\$2,141	Fees	\$6,256	DOM	N/A



1 JOHN ST #9A

Dumbo

Type	Condo	Status	Contract	Ask	\$4,600,000
SqFt	2,584	Beds	4	Baths	3.5
PPSF	\$1,781	Fees	\$5,622	DOM	44



89 2 PL

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,900,000
SqFt	3,168	Beds	4	Baths	4
PPSF	\$1,232	Fees	\$693	DOM	148

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85-101 N 3 ST #605

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,695,000
Sqft	2,173	Beds	3	Baths	2.5
PPSF	\$1,700	Fees	\$2,957	DOM	116



387 MADISON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$3,199,000
Sqft	3,930	Beds	6	Baths	5
PPSF	\$814	Fees	\$439	DOM	68



939 UNION ST #12

Park Slope

Type	Condo	Status	Contract	Ask	\$2,895,000
Sqft	1,808	Beds	3	Baths	3
PPSF	\$1,602	Fees	\$2,890	DOM	57



117 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,699,000
Sqft	4,098	Beds	5	Baths	4.5
PPSF	\$659	Fees	\$723	DOM	100



360 FURMAN ST #304

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,562	Beds	2	Baths	2
PPSF	\$1,601	Fees	\$3,380	DOM	125



120 JAVA ST #1D

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	2,191	Beds	2	Baths	2
PPSF	\$1,139	Fees	\$1,975	DOM	49

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910 UNION ST #7A

Park Slope

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,428	Beds	3	Baths	2.5
PPSF	\$1,716	Fees	\$1,914	DOM	28



3806 ATLANTIC AVE

Coney Island

Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	5,100	Beds	5	Baths	4
PPSF	\$431	Fees	\$2,247	DOM	630



461 WASHINGTON AVE #3

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,550	Beds	2	Baths	2
PPSF	\$1,388	Fees	\$883	DOM	21



85 JAY ST #15F-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,666	Fees	\$3,065	DOM	73



186 W 9 ST

Carroll Gardens

Type	Multihouse	Status	Contract	Ask	\$2,100,000
Sqft	2,250	Beds	3	Baths	3
PPSF	\$934	Fees	\$545	DOM	187



135 79 ST

Bay Ridge

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	1,536	Beds	3	Baths	3
PPSF	\$1,368	Fees	\$1,179	DOM	160

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509 PACIFIC ST #5D

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,095,000
Sqft	1,555	Beds	3	Baths	2
PPSF	\$1,348	Fees	\$3,232	DOM	366



85 JAY ST #12F-YORK

Dumbo

Type	Condo	Status	Contract	Ask	\$2,055,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,592	Fees	\$3,065	DOM	73

116 2 PL #2

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,475	Beds	2	Baths	2
PPSF	\$1,356	Fees	\$1,015	DOM	28

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