

MAR 14 - 20, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 15 condos, and 12 houses. The previous week saw 39 deals. For more information or data, please reach out to a Compass agent.

**\$3,000,741**

Average Asking Price

**\$2,560,000**

Median Asking Price

**\$1,274**

Average PPSF

**2%**

Average Discount

**\$81,020,000**

Total Volume

**204**

Average Days On Market

36 Grace Court in Brooklyn Heights entered contract this week, with a last asking price of \$6,950,000. Built in 1915, this 17-foot wide townhouse spans approximately 4,500 square feet with 7 beds and 4 full baths. It features extra high ceilings on each floor, central AC, oversized bay windows, a chef's kitchen with high-end appliances and marble countertops, 1,100 square feet of outdoor space, a solarium/living room with garden views, and much more. The primary floor offers an oversized bedroom with treetop views, multiple closets, full bath, and terrace.

Also signed this week was Unit 28A at 30 Front Street in DUMBO, with a last asking price of \$6,595,000. Built in 2021, this condo spans 2,582 square feet with 3 beds and 3 full baths. It features 515 square feet of private river-facing terrace, a custom designed kitchen with walk-in pantry, a primary suite with large walk-in closet and en-suite bathroom, floor-to-ceiling windows, and much more. The building provides a state-of-the-art fitness center, bowling alley, indoor and outdoor pools, a tennis court, a 24-hour doorman and concierge, private on-site parking, and many other amenities.

**15**

Condo Deal(s)

**0**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$3,062,534**

Average Asking Price

**\$0**

Average Asking Price

**\$2,923,500**

Average Asking Price

**\$2,548,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,625,000**

Median Asking Price

**\$1,529**

Average PPSF

**N/A**

Average PPSF

**\$949**

Average PPSF

**2,158**

Average SqFt

**N/A**

Average SqFt

**3,145**

Average SqFt



**36 GRACE CT**

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$6,950,000
<b>SqFt</b>	4,500	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,545	<b>Fees</b>	\$2,666	<b>DOM</b>	387



**30 FRONT ST #28A**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,595,000
<b>SqFt</b>	2,582	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,555	<b>Fees</b>	\$5,203	<b>DOM</b>	N/A



**60 S 8 ST #PH2**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,495,000
<b>SqFt</b>	5,097	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>PPSF</b>	\$1,079	<b>Fees</b>	\$11,668	<b>DOM</b>	483



**277 1 ST #3A**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,300,000
<b>SqFt</b>	1,824	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,810	<b>Fees</b>	\$2,128	<b>DOM</b>	18



**319 WHITMAN DR**

Mill Basin

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,099,000
<b>SqFt</b>	3,439	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$902	<b>Fees</b>	\$1,356	<b>DOM</b>	229



**1 CLINTON ST #8A**

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,045,000
<b>SqFt</b>	1,993	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,528	<b>Fees</b>	\$4,859	<b>DOM</b>	N/A

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**300 CLIFTON PL**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,000	<b>Beds</b>	8
<b>PPSF</b>	\$750	<b>Fees</b>	\$285

<b>Ask</b>	\$3,000,000
<b>Baths</b>	5.5
<b>DOM</b>	132



**1 CLINTON ST #3A**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,246	<b>Beds</b>	3
<b>PPSF</b>	\$1,325	<b>Fees</b>	\$5,146

<b>Ask</b>	\$2,975,000
<b>Baths</b>	3
<b>DOM</b>	896



**257 RUGBY RD**

**Flatbush**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,638	<b>Beds</b>	5
<b>PPSF</b>	\$1,060	<b>Fees</b>	\$848

<b>Ask</b>	\$2,795,000
<b>Baths</b>	3
<b>DOM</b>	N/A



**85 JAY ST #16L-YORK**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,636	<b>Beds</b>	3
<b>PPSF</b>	\$1,688	<b>Fees</b>	\$3,885

<b>Ask</b>	\$2,760,000
<b>Baths</b>	3
<b>DOM</b>	N/A



**186 FREEMAN ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,000	<b>Beds</b>	3
<b>PPSF</b>	\$1,348	<b>Fees</b>	\$267

<b>Ask</b>	\$2,695,000
<b>Baths</b>	2
<b>DOM</b>	N/A



**191 PULASKI ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,820	<b>Beds</b>	5
<b>PPSF</b>	\$940	<b>Fees</b>	\$210

<b>Ask</b>	\$2,650,000
<b>Baths</b>	3.5
<b>DOM</b>	42

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**523 VANDERBILT ST**

**Windsor Terrace**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	2,937	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$886	<b>Fees</b>	\$562	<b>DOM</b>	60



**1 CLINTON ST #10E**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,560,000
<b>Sqft</b>	1,597	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,604	<b>Fees</b>	\$3,990	<b>DOM</b>	539



**160 IMLAY ST #5E4**

**Red Hook**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,548,000
<b>Sqft</b>	2,858	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$892	<b>Fees</b>	\$2,889	<b>DOM</b>	213



**432 10 ST #1**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	2,682	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$933	<b>Fees</b>	\$1,226	<b>DOM</b>	21



**488 STERLING PL #6D**

**Crown Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,495,000
<b>Sqft</b>	1,811	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,378	<b>Fees</b>	\$2,043	<b>DOM</b>	18



**63 CLARKSON AVE**

**Flatbush**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,490,000
<b>Sqft</b>	2,598	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$959	<b>Fees</b>	\$735	<b>DOM</b>	34

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**86 2 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$417

**Gowanus**

<b>Ask</b>	\$2,475,000
<b>Baths</b>	2
<b>DOM</b>	40



**347 HENRY ST #3B**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,289	<b>Beds</b>	2
<b>PPSF</b>	\$1,921	<b>Fees</b>	\$4,015

**Cobble Hill**

<b>Ask</b>	\$2,475,000
<b>Baths</b>	2
<b>DOM</b>	172



**78 EAGLE ST #1**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,956	<b>Beds</b>	2
<b>PPSF</b>	\$1,202	<b>Fees</b>	\$790

**Greenpoint**

<b>Ask</b>	\$2,350,000
<b>Baths</b>	2.5
<b>DOM</b>	15



**2 NORTHSIDE PIERS #10A**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,376	<b>Beds</b>	2
<b>PPSF</b>	\$1,668	<b>Fees</b>	\$1,229

**Williamsburg**

<b>Ask</b>	\$2,295,000
<b>Baths</b>	2
<b>DOM</b>	16



**98 FRONT ST #9M**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,264	<b>Beds</b>	3
<b>PPSF</b>	\$1,816	<b>Fees</b>	\$2,889

**Dumbo**

<b>Ask</b>	\$2,295,000
<b>Baths</b>	3
<b>DOM</b>	711



**285 7 ST #1**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,363

**Park Slope**

<b>Ask</b>	\$2,250,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A

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**186 80 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,800	<b>Beds</b>	4
<b>PPSF</b>	\$760	<b>Fees</b>	\$1,031

**Bay Ridge**

<b>Ask</b>	\$2,128,000
<b>Baths</b>	5
<b>DOM</b>	N/A



**405 THROOP AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,700	<b>Beds</b>	5
<b>PPSF</b>	\$778	<b>Fees</b>	\$405

**Bedford Stuyvesant**

<b>Ask</b>	\$2,100,000
<b>Baths</b>	3.5
<b>DOM</b>	24



**13 RUSSELL ST**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	4,158	<b>Beds</b>	5
<b>PPSF</b>	\$506	<b>Fees</b>	\$387

**Greenpoint**

<b>Ask</b>	\$2,100,000
<b>Baths</b>	3
<b>DOM</b>	22

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