

APR 4 - 10, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 31 contracts signed this week, made up of 15 condos, 3 coops, and 13 houses. The previous week saw 42 deals. For more information or data, please reach out to a Compass agent.

**\$3,150,452**

Average Asking Price

**\$2,995,000**

Median Asking Price

**\$1,446**

Average PPSF

**0%**

Average Discount

**\$97,663,998**

Total Volume

**147**

Average Days On Market

Unit 7FG at 205 Water Street in DUMBO entered contract this week, with a last asking price of \$4,995,000. Built in 2010, this penthouse condo spans 2,778 square feet with 4 beds and 3 full baths. It features a private 3,000 square foot rooftop area, two private parking spaces, three private storage lockers, an open living/kitchen/dining area, high-end appliances, a primary suite with a large walk-in closet and marble bathroom, and much more. The building provides a 24-hour doorman, a fitness room, bicycle storage, and many other amenities.

Also signed this week was 267 Warren Street in Cobble Hill, with a last asking price of \$4,750,000. This townhouse spans approximately 3,200 square feet with 6 beds and 3 full baths. It features a 21-foot wide footprint, a parlor floor with high ceilings, original plaster crown moldings, two marble mantels, floor-to-ceiling windows, a large deck leading to a landscaped garden, connected bedrooms, and much more.

**15**

Condo Deal(s)

**3**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$3,245,600**

Average Asking Price

**\$2,563,334**

Average Asking Price

**\$3,176,154**

Average Asking Price

**\$3,250,000**

Median Asking Price

**\$2,500,000**

Median Asking Price

**\$2,999,999**

Median Asking Price

**\$1,754**

Average PPSF

**\$1,554**

Average PPSF

**\$1,044**

Average PPSF

**1,856**

Average SqFt

**1,664**

Average SqFt

**3,110**

Average SqFt



**205 WATER ST #7FG**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,778	<b>Beds</b>	4
<b>PPSF</b>	\$1,799	<b>Fees</b>	\$8,301

<b>Ask</b>	\$4,995,000
<b>Baths</b>	3.5
<b>DOM</b>	214



**267 WARREN ST**

**Boerum Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$758

<b>Ask</b>	\$4,750,000
<b>Baths</b>	3
<b>DOM</b>	20



**50 BRIDGE PK DR #19B**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,009	<b>Beds</b>	3
<b>PPSF</b>	\$2,153	<b>Fees</b>	\$3,811

<b>Ask</b>	\$4,325,000
<b>Baths</b>	2.5
<b>DOM</b>	1,037



**828 UNION ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,120	<b>Beds</b>	4
<b>PPSF</b>	\$1,044	<b>Fees</b>	\$948

<b>Ask</b>	\$4,300,000
<b>Baths</b>	2.5
<b>DOM</b>	14



**38 BUTLER ST #3**

**Cobble Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,068	<b>Beds</b>	4
<b>PPSF</b>	\$1,884	<b>Fees</b>	\$1,510

<b>Ask</b>	\$3,895,000
<b>Baths</b>	3.5
<b>DOM</b>	22



**573 4 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	2,712	<b>Beds</b>	4
<b>PPSF</b>	\$1,399	<b>Fees</b>	\$990

<b>Ask</b>	\$3,795,000
<b>Baths</b>	2.5
<b>DOM</b>	18

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**1 PROSPECT PK W #9C**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,600,000
<b>Sqft</b>	1,686	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$2,136	<b>Fees</b>	\$4,336	<b>DOM</b>	22



**612 AVE K**

Midwood

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,600,000
<b>Sqft</b>	2,120	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,698	<b>Fees</b>	\$1,157	<b>DOM</b>	60



**50 BRIDGE PK DR #24C**

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,575,000
<b>Sqft</b>	1,786	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,002	<b>Fees</b>	\$3,391	<b>DOM</b>	N/A



**116 WILLOUGHBY AVE**

Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>Sqft</b>	3,224	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,086	<b>Fees</b>	\$745	<b>DOM</b>	7



**11 HOYT ST #35A**

Downtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,400,000
<b>Sqft</b>	1,926	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,766	<b>Fees</b>	\$3,835	<b>DOM</b>	111



**1 PROSPECT PK W #5H**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,275,000
<b>Sqft</b>	1,832	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,788	<b>Fees</b>	\$4,295	<b>DOM</b>	121

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**85 JAY ST #15E-FRONT**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	1,637	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,986	<b>Fees</b>	\$3,887	<b>DOM</b>	47



**79 MADISON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	3,626	<b>Beds</b>	6	<b>Baths</b>	5.5
<b>PPSF</b>	\$896	<b>Fees</b>	\$632	<b>DOM</b>	15



**577 10 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,999,999
<b>Sqft</b>	3,705	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$810	<b>Fees</b>	\$788	<b>DOM</b>	26



**705 DRIGGS AVE #16**

**Williamsburg**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	1,853	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,617	<b>Fees</b>	\$695	<b>DOM</b>	23



**114 6 AVE #B**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,930,000
<b>Sqft</b>	1,820	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,610	<b>Fees</b>	\$1,422	<b>DOM</b>	N/A



**1 PROSPECT PK W #4D**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,900,000
<b>Sqft</b>	1,993	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,456	<b>Fees</b>	\$4,240	<b>DOM</b>	610

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**173 AMITY ST #3W**

**Cobble Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,895,000
<b>Sqft</b>	1,662	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,742	<b>Fees</b>	\$1,187	<b>DOM</b>	5



**248 12 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,368	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,204	<b>Fees</b>	\$296	<b>DOM</b>	31



**71 MIDWOOD ST**

**Prospect Lefferts Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	4,400	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$636	<b>Fees</b>	N/A	<b>DOM</b>	16



**168 PLYMOUTH ST #THB**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,744,000
<b>Sqft</b>	2,067	<b>Beds</b>	1	<b>Baths</b>	1.5
<b>PPSF</b>	\$1,328	<b>Fees</b>	\$3,174	<b>DOM</b>	662



**291 22 ST**

**Greenwood**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	1,964	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,350	<b>Fees</b>	\$285	<b>DOM</b>	16



**60 BROADWAY #7J**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,595,000
<b>Sqft</b>	1,912	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,358	<b>Fees</b>	\$2,957	<b>DOM</b>	N/A

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**2 GRACE CT #4VZ**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,740	<b>DOM</b>	14



**260 ECKFORD ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>Sqft</b>	2,350	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,000	<b>Fees</b>	\$335	<b>DOM</b>	518



**195 MAPLE ST**

**Prospect Lefferts Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	2,580	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$873	<b>Fees</b>	\$560	<b>DOM</b>	43



**301 DE GRAW ST #4**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	1,187	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,854	<b>Fees</b>	\$652	<b>DOM</b>	N/A



**1215 DEAN ST**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,999
<b>Sqft</b>	4,148	<b>Beds</b>	7	<b>Baths</b>	4
<b>PPSF</b>	\$530	<b>Fees</b>	\$452	<b>DOM</b>	88



**150 JORALEMON ST #12C**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,195,000
<b>Sqft</b>	1,474	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,490	<b>Fees</b>	\$2,591	<b>DOM</b>	N/A

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**211 SCHERMERHORN ST #9D**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,468	<b>Beds</b>	3
<b>PPSF</b>	\$1,434	<b>Fees</b>	\$3,097

**Downtown**

<b>Ask</b>	\$2,105,000
<b>Baths</b>	2
<b>DOM</b>	47

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