

APR 11 - 17, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 44 contracts signed this week, made up of 20 condos, 2 coops, and 22 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

**\$3,290,182**

Average Asking Price

**\$2,702,500**

Median Asking Price

**\$1,372**

Average PPSF

**0%**

Average Discount

**\$144,768,000**

Total Volume

**90**

Average Days On Market

608 Fifth Street in Park Slope entered contract this week, with a last asking price of \$11,995,000. Originally built in 1892, this townhouse has been gut renovated and offers 5 beds and 4 full baths. It features multiple outdoor spaces, a private garage with a floor-to-ceiling glass rear wall, 14-inch-wide heart oak flooring, high ceilings, custom moldings and millwork, windows on all four exposures, a private brick patio, a private terrace with outdoor fireplace, a roof deck, and much more.

Also signed this week was 6 South Oxford Street in Fort Greene, with a last asking price of \$7,000,000. This 21.5-foot-wide townhouse spans 5,375 square feet with 5 beds and 5 full baths. It features a recent full renovation, custom millwork throughout, a custom kitchen with high-end appliances, dual saunas, a home gym, built-in storage, a garden with a full-size outdoor kitchen, an all-glass solarium, a wood-burning fireplace, and much more.

**20**

Condo Deal(s)

**2**

Co-op Deal(s)

**22**

Townhouse Deal(s)

**\$2,839,500**

Average Asking Price

**\$3,324,500**

Average Asking Price

**\$3,696,773**

Average Asking Price

**\$2,350,000**

Median Asking Price

**\$3,324,500**

Median Asking Price

**\$2,997,500**

Median Asking Price

**\$1,670**

Average PPSF

**\$1,647**

Average PPSF

**\$1,059**

Average PPSF

**1,721**

Average SqFt

**2,580**

Average SqFt

**3,198**

Average SqFt



**6 0 8 5 ST**

<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>	\$2,370

**Park Slope**

<b>Ask</b>	\$11,995,000
<b>Baths</b>	4
<b>DOM</b>	69



**6 S OXFORD ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	5,375	<b>Beds</b>	5
<b>PPSF</b>	\$1,303	<b>Fees</b>	\$1,300

**Fort Greene**

<b>Ask</b>	\$7,000,000
<b>Baths</b>	5.5
<b>DOM</b>	7



**30 FRONT ST #30B**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,350	<b>Beds</b>	3
<b>PPSF</b>	\$2,552	<b>Fees</b>	\$4,531

**Dumbo**

<b>Ask</b>	\$5,995,000
<b>Baths</b>	3.5
<b>DOM</b>	N/A



**6 2 4 6 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,220	<b>Beds</b>	7
<b>PPSF</b>	\$1,245	<b>Fees</b>	\$1,105

**Park Slope**

<b>Ask</b>	\$5,250,000
<b>Baths</b>	3.5
<b>DOM</b>	54



**23 PK PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	2,900	<b>Beds</b>	5
<b>PPSF</b>	\$1,552	<b>Fees</b>	\$672

**Park Slope**

<b>Ask</b>	\$4,500,000
<b>Baths</b>	3.5
<b>DOM</b>	23



**58 ST MARKS PL #1203**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,382	<b>Beds</b>	4
<b>PPSF</b>	\$1,890	<b>Fees</b>	\$5,728

**Boerum Hill**

<b>Ask</b>	\$4,500,000
<b>Baths</b>	3.5
<b>DOM</b>	320

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**173 PROSPECT PL**

**Prospect Heights**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000
<b>Sqft</b>	4,000	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,125	<b>Fees</b>	\$655	<b>DOM</b>	19



**10 MONTAGUE TERRACE #1ACD**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000
<b>Sqft</b>	2,580	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,647	<b>Fees</b>	\$3,064	<b>DOM</b>	29



**34 N 7 ST #PH2G**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,995,000
<b>Sqft</b>	1,982	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,016	<b>Fees</b>	\$2,324	<b>DOM</b>	19



**676 WARREN ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,800,000
<b>Sqft</b>	2,892	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,314	<b>Fees</b>	\$1,316	<b>DOM</b>	62



**408 CLINTON ST**

**Carroll Gardens**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>Sqft</b>	3,400	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,103	<b>Fees</b>	\$985	<b>DOM</b>	384



**62 CAMBRIDGE PL**

**Clinton Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>Sqft</b>	3,124	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,201	<b>Fees</b>	\$594	<b>DOM</b>	33

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**58 METROPOLITAN AVE #3C**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,575,000
<b>Sqft</b>	2,438	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$1,467	<b>Fees</b>	\$2,380	<b>DOM</b>	279



**20 STERLING PL**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,495,000
<b>Sqft</b>	2,460	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,421	<b>Fees</b>	\$506	<b>DOM</b>	16



**1 PROSPECT PK W #8F**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	1,693	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,920	<b>Fees</b>	\$4,176	<b>DOM</b>	7



**466 E 17 ST**

Flatbush

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,195,000
<b>Sqft</b>	3,500	<b>Beds</b>	7	<b>Baths</b>	3.5
<b>PPSF</b>	\$913	<b>Fees</b>	\$935	<b>DOM</b>	3



**101 NOBLE ST**

Greenpoint

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,000,000
<b>Sqft</b>	3,562	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$843	<b>Fees</b>	\$500	<b>DOM</b>	N/A



**139A S OXFORD ST**

Fort Greene

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$539	<b>DOM</b>	36

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**181 PK PL #3**

**Prospect Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	1,828	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,639	<b>Fees</b>	\$1,180	<b>DOM</b>	N/A



**315 7 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	2,484	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$1,126	<b>Fees</b>	\$592	<b>DOM</b>	311



**480 DEGRAW ST #3D**

**Gowanus**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,551	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,803	<b>Fees</b>	\$1,814	<b>DOM</b>	182



**141 CAMBRIDGE PL**

**Upper West Side**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,725,000
<b>Sqft</b>	2,900	<b>Beds</b>	5	<b>Baths</b>	2.5
<b>PPSF</b>	\$940	<b>Fees</b>	\$351	<b>DOM</b>	193



**85 JAY ST #11L-YORK**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,680,000
<b>Sqft</b>	1,636	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,639	<b>Fees</b>	\$3,885	<b>DOM</b>	47



**9 FIRST ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	2,880	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$921	<b>Fees</b>	\$391	<b>DOM</b>	165

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**9 DEAN ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,100	<b>Beds</b>	4
<b>PPSF</b>	\$1,262	<b>Fees</b>	\$465

**Boerum Hill**

<b>Ask</b>	\$2,650,000
<b>Baths</b>	3
<b>DOM</b>	30



**259 JEFFERSON AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,000	<b>Beds</b>	5
<b>PPSF</b>	\$608	<b>Fees</b>	\$464

**Bedford Stuyvesant**

<b>Ask</b>	\$2,430,000
<b>Baths</b>	4
<b>DOM</b>	200



**75 HENRY ST #27B/C**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,839

**Brooklyn Heights**

<b>Ask</b>	\$2,399,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



**78 EAGLE ST #3**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,638	<b>Beds</b>	3
<b>PPSF</b>	\$1,463	<b>Fees</b>	\$1,041

**Greenpoint**

<b>Ask</b>	\$2,395,000
<b>Baths</b>	2.5
<b>DOM</b>	26



**494 7 ST #1**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,071	<b>Beds</b>	2
<b>PPSF</b>	\$1,135	<b>Fees</b>	\$1,385

**Park Slope**

<b>Ask</b>	\$2,350,000
<b>Baths</b>	2.5
<b>DOM</b>	13



**10 QUINCY ST #1J**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,373	<b>Beds</b>	3
<b>PPSF</b>	\$1,712	<b>Fees</b>	\$2,504

**Upper West Side**

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

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**60 S 8 ST #829**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,325,000
<b>Sqft</b>	1,364	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,705	<b>Fees</b>	\$2,471	<b>DOM</b>	28



**34 N 7 ST #80**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	1,189	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,935	<b>Fees</b>	\$1,269	<b>DOM</b>	21



**4 WATER ST #3C**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>Sqft</b>	1,575	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,458	<b>Fees</b>	\$1,648	<b>DOM</b>	156



**133 STERLING PL #2A**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,604	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,403	<b>Fees</b>	\$1,535	<b>DOM</b>	23



**288 ALBANY AVE**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	2,900	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$776	<b>Fees</b>	\$474	<b>DOM</b>	36



**80 GUERNSEY ST #4B**

**Greenpoint**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	1,550	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,420	<b>Fees</b>	\$2,255	<b>DOM</b>	17

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**427 HANCOCK ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,192	<b>Beds</b>	6
<b>PPSF</b>	\$690	<b>Fees</b>	\$456

<b>Ask</b>	\$2,200,000
<b>Baths</b>	3.5
<b>DOM</b>	322



**340 METROPOLITAN AVE #PHB**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,770

<b>Ask</b>	\$2,195,000
<b>Baths</b>	2
<b>DOM</b>	N/A



**461 WASHINGTON AVE #1**

**Clinton Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,055	<b>Beds</b>	2
<b>PPSF</b>	\$1,059	<b>Fees</b>	\$1,004

<b>Ask</b>	\$2,175,000
<b>Baths</b>	2.5
<b>DOM</b>	37



**306A 14 ST**

**Park Slope**

<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>	\$357

<b>Ask</b>	\$2,150,000
<b>Baths</b>	2
<b>DOM</b>	24



**21 INDIA ST #37B**

**Greenpoint**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,112	<b>Beds</b>	2
<b>PPSF</b>	\$1,934	<b>Fees</b>	\$1,584

<b>Ask</b>	\$2,150,000
<b>Baths</b>	2
<b>DOM</b>	86



**314 HANCOCK ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,164	<b>Beds</b>	3
<b>PPSF</b>	\$994	<b>Fees</b>	\$517

<b>Ask</b>	\$2,149,000
<b>Baths</b>	3
<b>DOM</b>	47

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**610 EASTERN PKWY**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	2,700	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$778	<b>Fees</b>	\$907	<b>DOM</b>	23



**85 JAY ST #12F-FRONT**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,020,000
<b>Sqft</b>	1,291	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,565	<b>Fees</b>	\$3,065	<b>DOM</b>	42

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