

APR 18 - 24, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 42 contracts signed this week, made up of 18 condos, 2 coops, and 22 houses. The previous week saw 44 deals. For more information or data, please reach out to a Compass agent.

\$3,202,167

Average Asking Price

\$2,770,000

Median Asking Price

\$1,258

Average PPSF

0%

Average Discount

\$134,491,000

Total Volume

130

Average Days On Market

108 Eighth Avenue in Park Slope entered contract this week, with a last asking price of \$6,900,000. This 20-foot-wide limestone townhouse spans 8,014 square feet with 5 beds and 5 full baths. It features mahogany woodwork, original inlaid parquet floors, two outdoor terraces and a rooftop deck, stained-glass windows, panoramic city views, a primary bedroom with an en-suite bath featuring a large shower and cast iron soaking tub, a large home office, and much more.

Also signed this week was 19 Strong Place in Cobble Hill, with a last asking price of \$6,500,000. This 25-foot-wide brownstone spans 6,080 square feet with 8 beds and 4 full baths. It features high ceilings, pristine original details, hardwood floors, a large chef's kitchen with high-end appliances, a wood-burning fireplace, a landscaped garden, a large primary bedroom with attached terrace and en-suite marble bath, a dry basement, large skylights, and much more.

18

Condo Deal(s)

2

Co-op Deal(s)

22

Townhouse Deal(s)

\$2,836,889

Average Asking Price

\$2,347,500

Average Asking Price

\$3,578,728

Average Asking Price

\$2,575,000

Median Asking Price

\$2,347,500

Median Asking Price

\$3,075,000

Median Asking Price

\$1,590

Average PPSF

N/A

Average PPSF

\$973

Average PPSF

1,822

Average SqFt

N/A

Average SqFt

3,870

Average SqFt



108 EIGHTH AVE

Type	Townhouse	Status	Contract
SqFt	8,014	Beds	5
PPSF	\$861	Fees	\$2,248

Park Slope

Ask	\$6,900,000
Baths	5.5
DOM	145



19 STRONG PL

Type	Townhouse	Status	Contract
SqFt	6,080	Beds	8
PPSF	\$987	Fees	\$1,241

Cobble Hill

Ask	\$6,500,000
Baths	4
DOM	N/A



180 AMITY ST

Type	Townhouse	Status	Contract
SqFt	5,625	Beds	6
PPSF	\$1,014	Fees	\$1,032

Cobble Hill

Ask	\$5,700,000
Baths	3
DOM	15



176 N 6 ST

Type	Townhouse	Status	Contract
SqFt	4,918	Beds	5
PPSF	\$1,047	Fees	\$1,000

Williamsburg

Ask	\$5,495,000
Baths	5.5
DOM	N/A



859 CARROLL ST

Type	Townhouse	Status	Contract
SqFt	4,368	Beds	8
PPSF	\$1,134	Fees	\$1,278

Park Slope

Ask	\$4,950,000
Baths	5
DOM	43



141 HENRY ST

Type	Townhouse	Status	Contract
SqFt	4,200	Beds	5
PPSF	\$1,119	Fees	\$2,474

Brooklyn Heights

Ask	\$4,500,000
Baths	2.5
DOM	N/A

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130 FURMAN ST #S105

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,250,000
Sqft	2,227	Beds	3	Baths	2.5
PPSF	\$1,909	Fees	\$5,111	DOM	20



1 CLINTON ST #4P

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,895,000
Sqft	2,359	Beds	3	Baths	2.5
PPSF	\$1,652	Fees	\$5,442	DOM	934



11 HOYT ST #43A

Downtown

Type	Condo	Status	Contract	Ask	\$3,800,000
Sqft	1,956	Beds	4	Baths	3.5
PPSF	\$1,943	Fees	\$3,894	DOM	N/A



8375 SHORE RD

Bay Ridge

Type	Townhouse	Status	Contract	Ask	\$3,750,000
Sqft	2,500	Beds	5	Baths	5.5
PPSF	\$1,500	Fees	\$1,840	DOM	321



395 STERLING PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,700,000
Sqft	N/A	Beds	7	Baths	3
PPSF	N/A	Fees	\$620	DOM	13



11 HOYT ST #39A

Downtown

Type	Condo	Status	Contract	Ask	\$3,600,000
Sqft	1,951	Beds	4	Baths	3.5
PPSF	\$1,846	Fees	\$3,884	DOM	N/A

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4 2 2 1 6 S T

Type Townhouse
Sqft 3,072
PPSF \$1,139

Status Contract
Beds 4
Fees \$642

Park Slope

Ask \$3,499,000
Baths 3.5
DOM 23



1 8 8 A V E

Type Townhouse
Sqft 5,750
PPSF \$587

Status Contract
Beds 6
Fees \$1,346

Park Slope

Ask \$3,375,000
Baths 5
DOM N/A



1 P R O S P E C T P K W # 2 J

Type Condo
Sqft 1,704
PPSF \$1,878

Status Contract
Beds 3
Fees \$4,096

Park Slope

Ask \$3,200,000
Baths 2
DOM 346



2 4 1 2 N A T I O N A L D R

Type Townhouse
Sqft 5,300
PPSF \$604

Status Contract
Beds 5
Fees \$1,125

Mill Basin

Ask \$3,200,000
Baths 5
DOM 26



1 6 0 I M L A Y S T # 6 B 2

Type Condo
Sqft 3,429
PPSF \$890

Status Contract
Beds 3
Fees \$3,466

Red Hook

Ask \$3,050,000
Baths 3.5
DOM 124



3 4 N 7 S T # 9 E

Type Condo
Sqft 1,585
PPSF \$1,890

Status Contract
Beds 3
Fees \$1,748

Williamsburg

Ask \$2,995,000
Baths 3
DOM 41

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55 RUTLAND RD

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract
Sqft	3,720	Beds	5
PPSF	\$793	Fees	N/A

Ask	\$2,950,000
Baths	3.5
DOM	N/A



42 S 1 ST #4K

Williamsburg

Type	Condo	Status	Contract
Sqft	2,000	Beds	1
PPSF	\$1,450	Fees	\$1,991

Ask	\$2,899,000
Baths	2
DOM	N/A



1860 BEDFORD AVE

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract
Sqft	4,400	Beds	5
PPSF	\$634	Fees	\$1,000

Ask	\$2,790,000
Baths	4.5
DOM	N/A



631 MACON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,276	Beds	6
PPSF	\$840	Fees	\$374

Ask	\$2,750,000
Baths	3.5
DOM	19



542 E 24 ST

Flatbush

Type	Townhouse	Status	Contract
Sqft	4,160	Beds	6
PPSF	\$661	Fees	\$712

Ask	\$2,749,000
Baths	4.5
DOM	50



144 16 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	1,892	Beds	4
PPSF	\$1,441	Fees	\$589

Ask	\$2,725,000
Baths	2
DOM	18

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114 6 AVE # C

Park Slope

Type	Condo	Status	Contract	Ask	\$2,600,000
Sqft	1,688	Beds	3	Baths	2.5
PPSF	\$1,541	Fees	\$1,320	DOM	30



114 6 AVE # E

Park Slope

Type	Condo	Status	Contract	Ask	\$2,550,000
Sqft	1,828	Beds	4	Baths	3
PPSF	\$1,395	Fees	\$1,429	DOM	N/A



22 PIERREPONT ST # 3

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,171	DOM	187



550 METROPOLITAN AVE #PH1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,648	Beds	3	Baths	3
PPSF	\$1,514	Fees	\$2,701	DOM	153



1 CLINTON ST # 4 H

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,533	Beds	2	Baths	2.5
PPSF	\$1,599	Fees	\$3,360	DOM	N/A



114 6 AVE # D

Park Slope

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,506	Beds	3	Baths	3
PPSF	\$1,561	Fees	\$1,177	DOM	29

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126 BEAUMONT ST

Manhattan Beach

Type	Townhouse	Status	Contract
Sqft	2,010	Beds	3
PPSF	\$1,169	Fees	\$1,336

Ask	\$2,349,000
Baths	2.5
DOM	N/A



451 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,160	Beds	4
PPSF	\$1,042	Fees	\$381

Ask	\$2,250,000
Baths	3.5
DOM	N/A



341 11 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	2,052	Beds	4
PPSF	\$1,097	Fees	\$475

Ask	\$2,250,000
Baths	2
DOM	19



137 4 AVE #3

Park Slope

Type	Condo	Status	Contract
Sqft	1,764	Beds	3
PPSF	\$1,276	Fees	\$2,101

Ask	\$2,250,000
Baths	2.5
DOM	71



45 GARNET ST #2B

Carroll Gardens

Type	Condo	Status	Contract
Sqft	1,544	Beds	3
PPSF	\$1,425	Fees	\$1,886

Ask	\$2,200,000
Baths	2
DOM	20



45 GARNET ST #2A

Carroll Gardens

Type	Condo	Status	Contract
Sqft	1,568	Beds	3
PPSF	\$1,404	Fees	\$1,916

Ask	\$2,200,000
Baths	2
DOM	N/A

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7 EVERIT ST #3B

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,195,000
Sqft	N/A	Beds	2	Baths	2
PPSF	N/A	Fees	N/A	DOM	21



11 HOYT ST #47G

Downtown

Type	Condo	Status	Contract	Ask	\$2,160,000
Sqft	1,247	Beds	2	Baths	2
PPSF	\$1,733	Fees	\$2,483	DOM	N/A



630 MACON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	3,178	Beds	6	Baths	3.5
PPSF	\$677	Fees	\$386	DOM	204



11 HOYT ST #45G

Downtown

Type	Condo	Status	Contract	Ask	\$2,120,000
Sqft	1,247	Beds	2	Baths	2
PPSF	\$1,701	Fees	\$2,483	DOM	142



1324 BERGEN ST

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	3,100	Beds	4	Baths	3.5
PPSF	\$677	Fees	\$1,338	DOM	434



27 E 4 ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	1,492	Beds	4	Baths	2.5
PPSF	\$1,408	Fees	\$259	DOM	51

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